HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: January 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

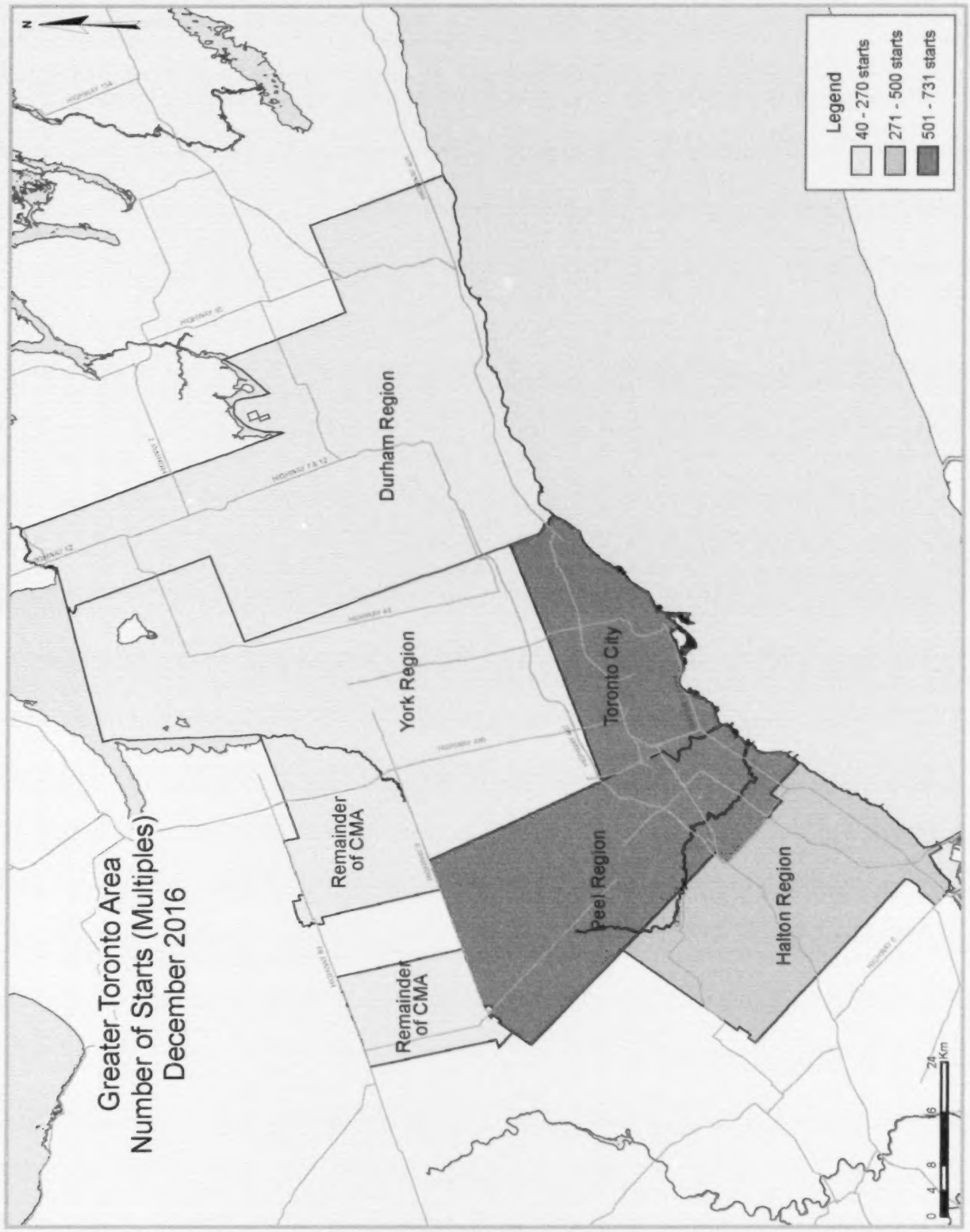
As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

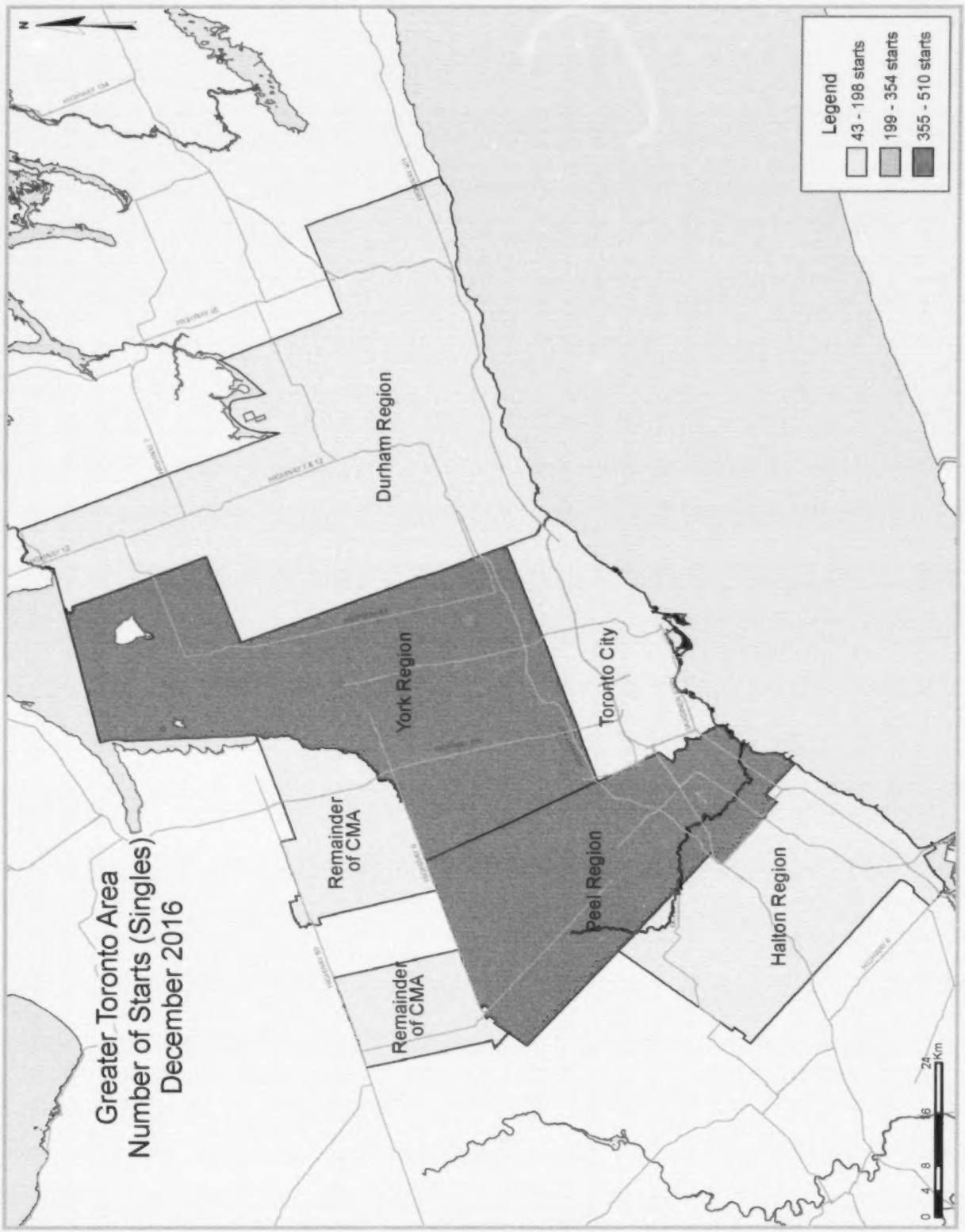
In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

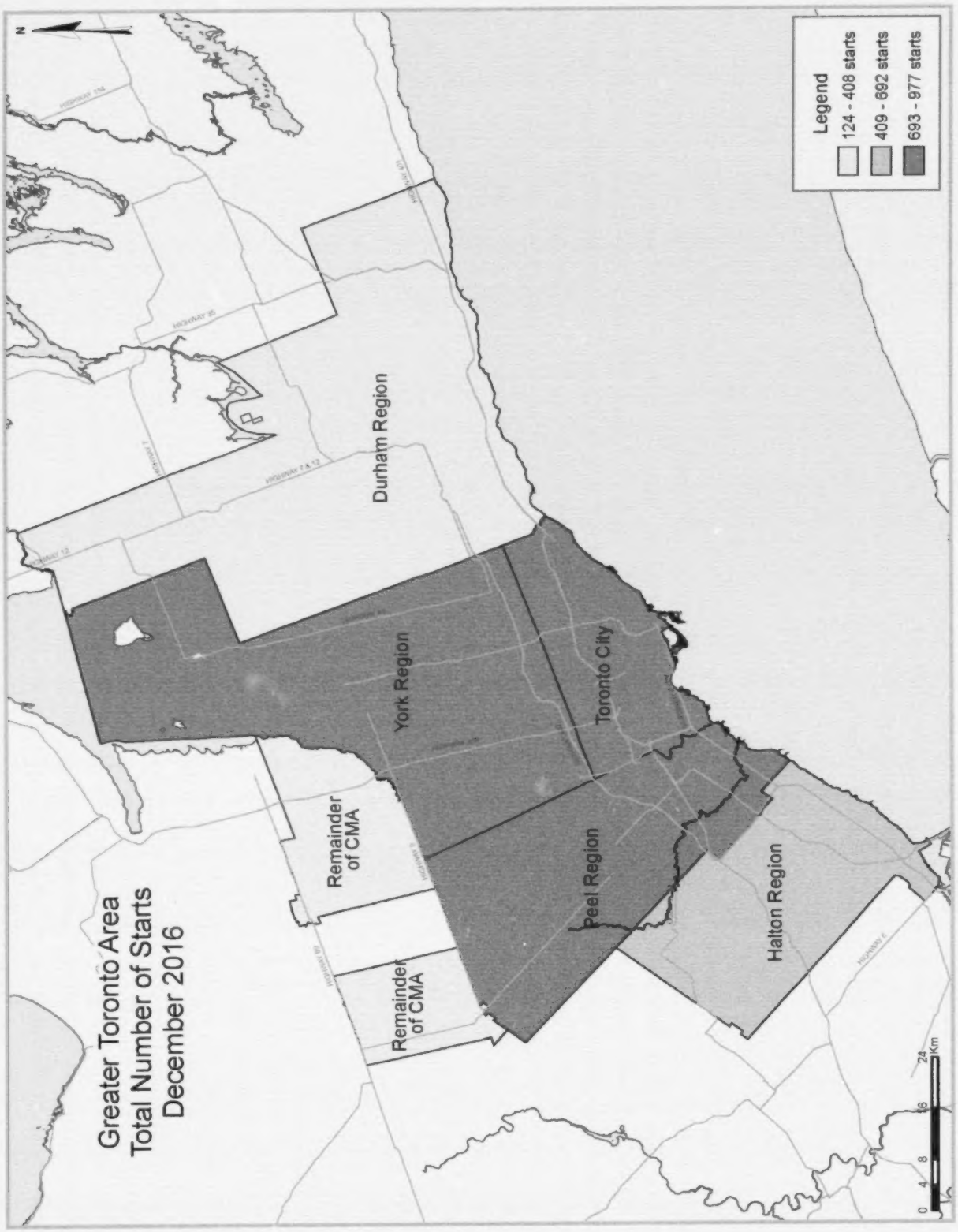
SUBSCRIBE NOW!

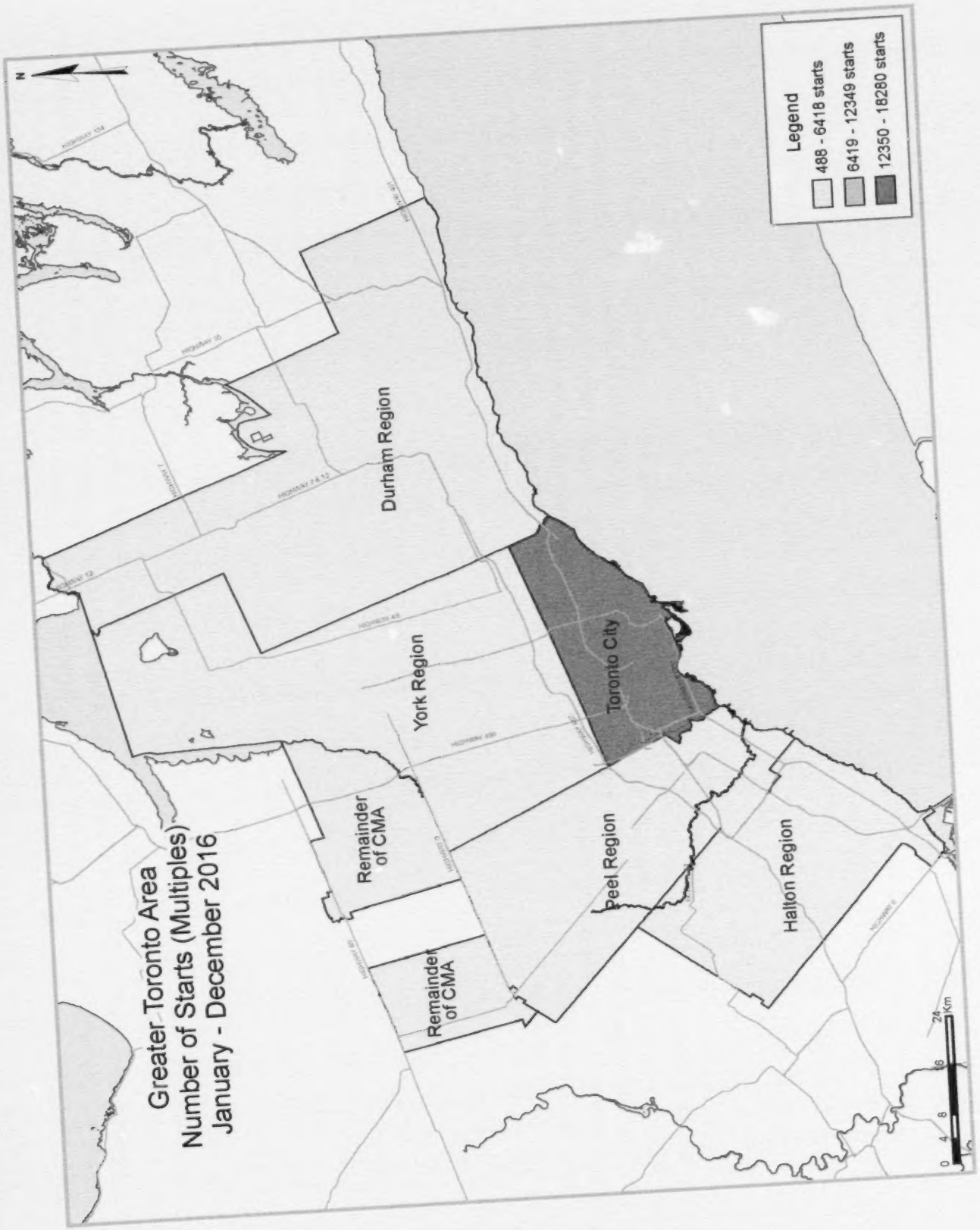
Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

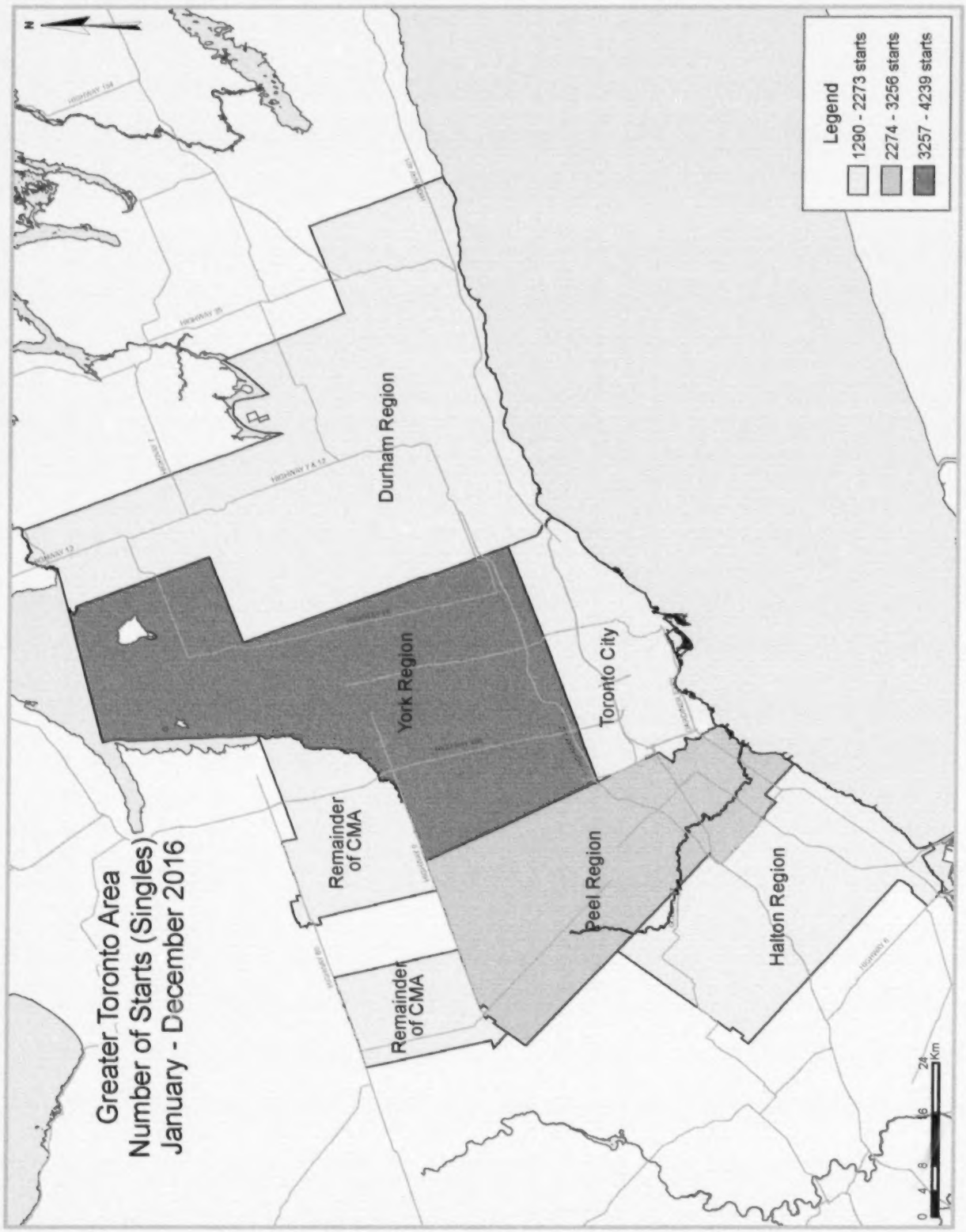
Housing
Observer Online
Featuring quick reads and videos on...
Analysis and data
Timely insights
Updates to housing conditions and trends & much more!
All links can be shared in social media friendly formats!
Subscribe today to stay in the know!
www.cmhc.ca/observer

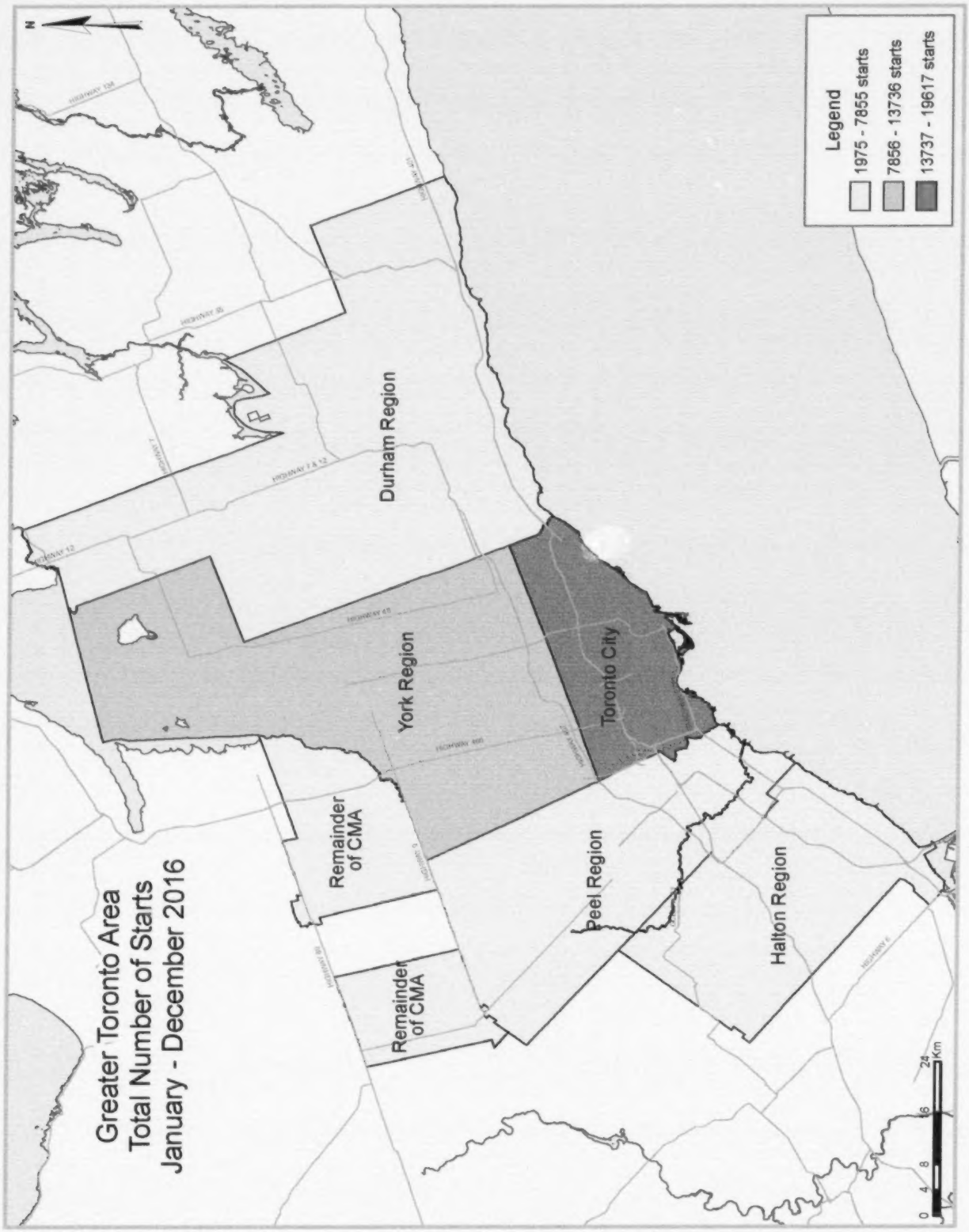

Greater Toronto Area
Number of Starts (Multiples)
December 2016
Legend
40 - 270 starts
271 - 500 starts
501 - 731 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

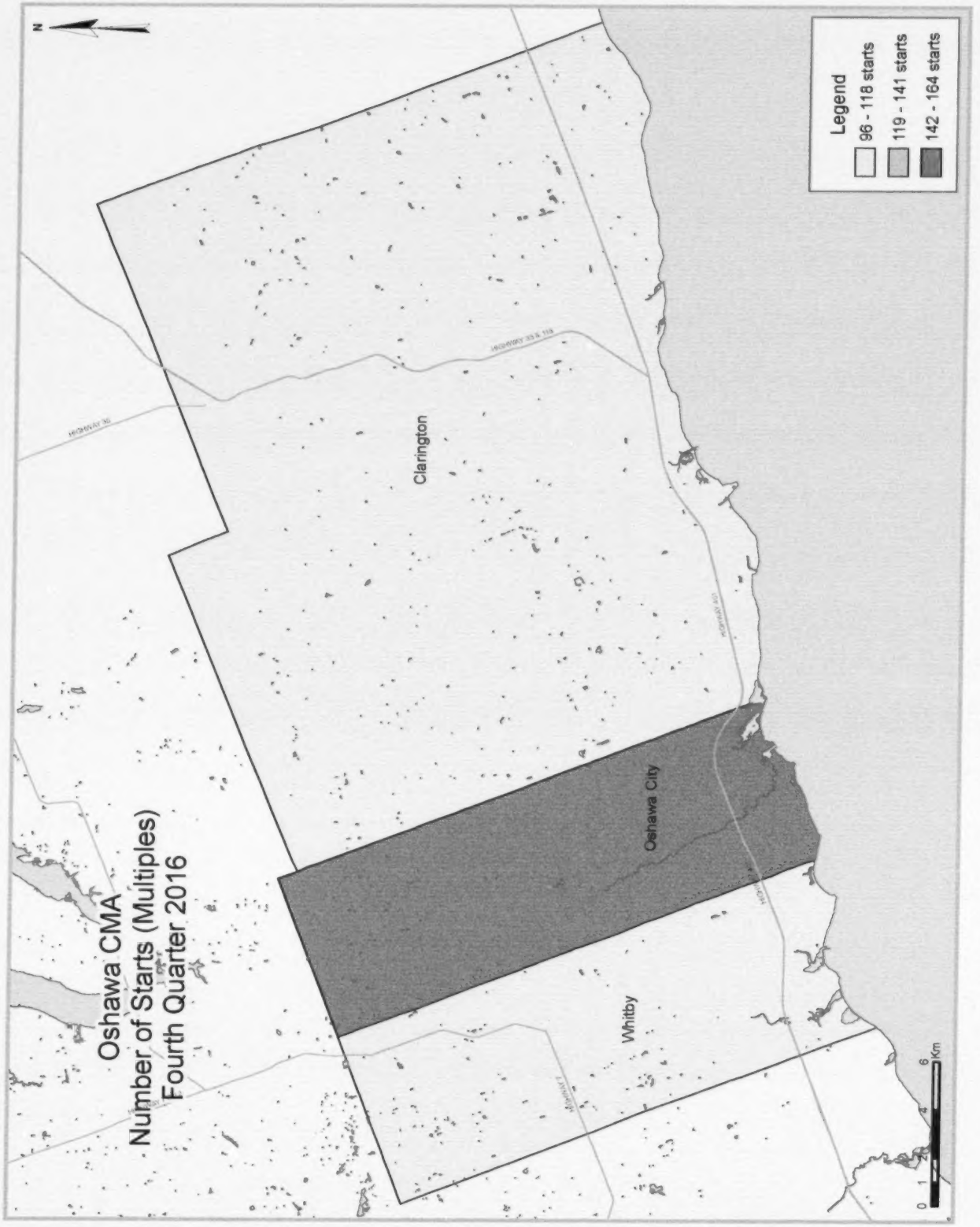

Greater Toronto Area
Number of Starts (Singles)
December 2016
Legend
43 - 198 starts
199 - 354 starts
355 - 510 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

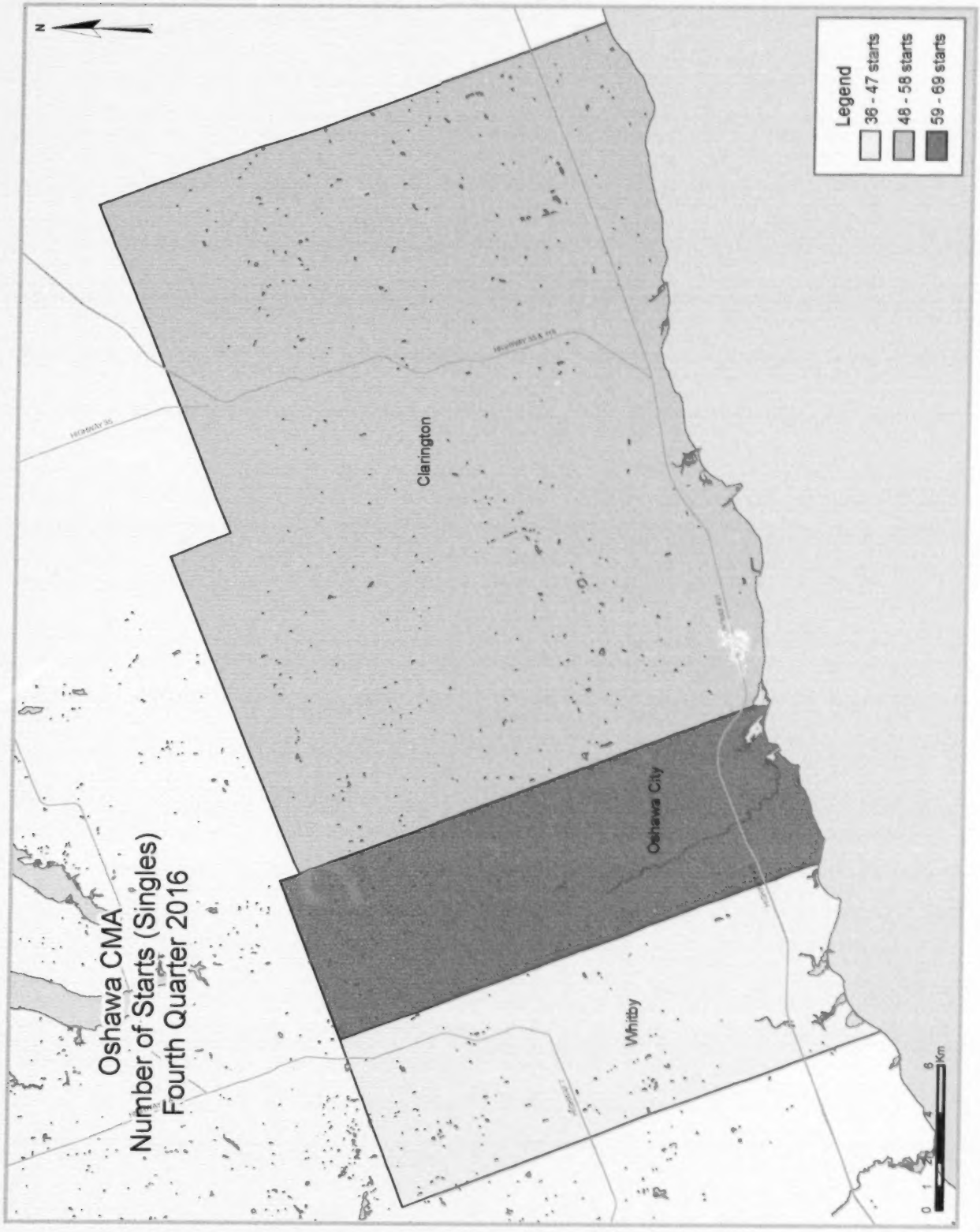

Greater Toronto Area
Total Number of Starts
December 2016
Legend
124 - 408 starts
409 - 692 starts
693 - 977 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

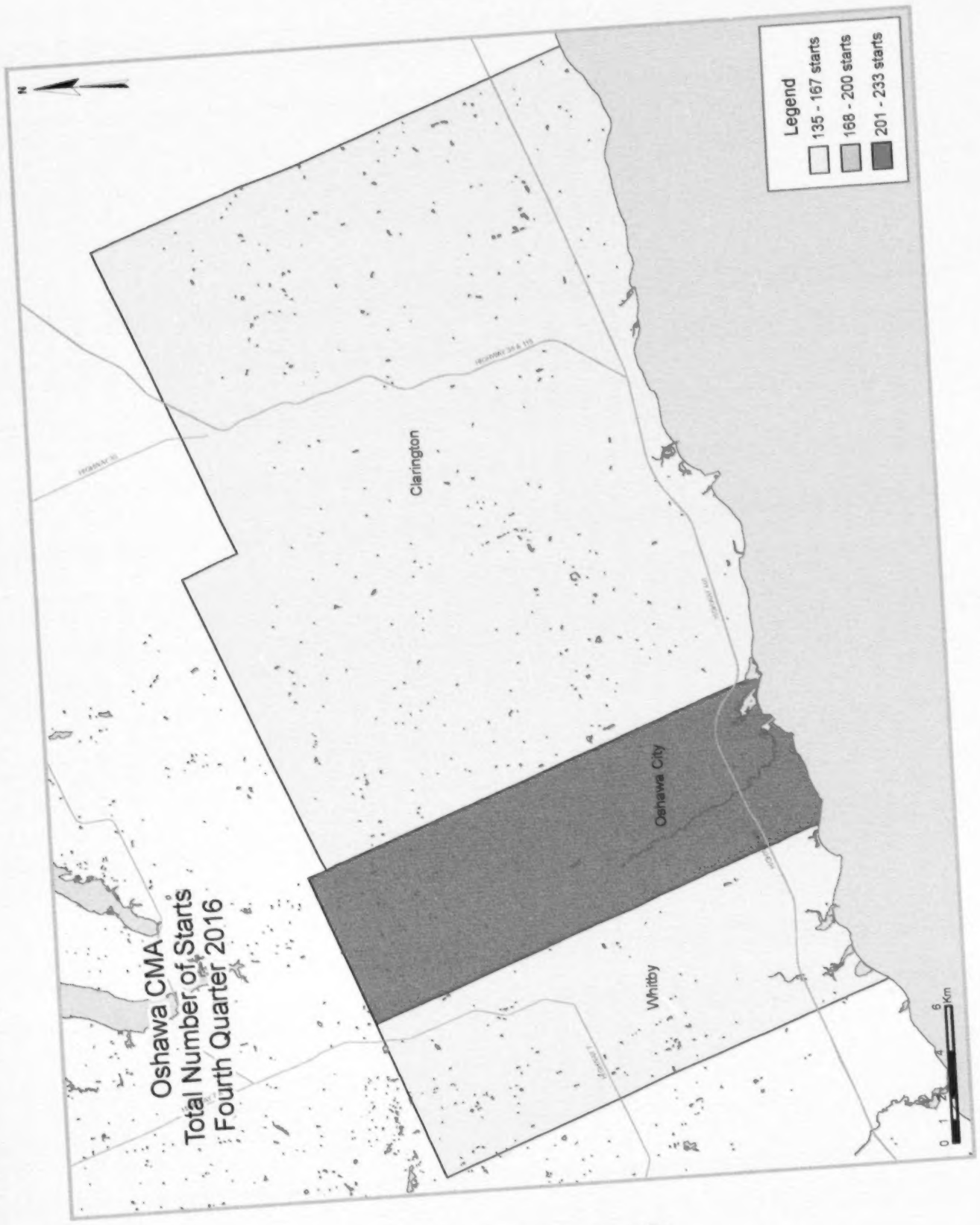

Greater Toronto Area
Number of Starts (Multiples)
January - December 2016
Legend
488 - 6418 starts
6419 - 12349 starts
12350 - 18280 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

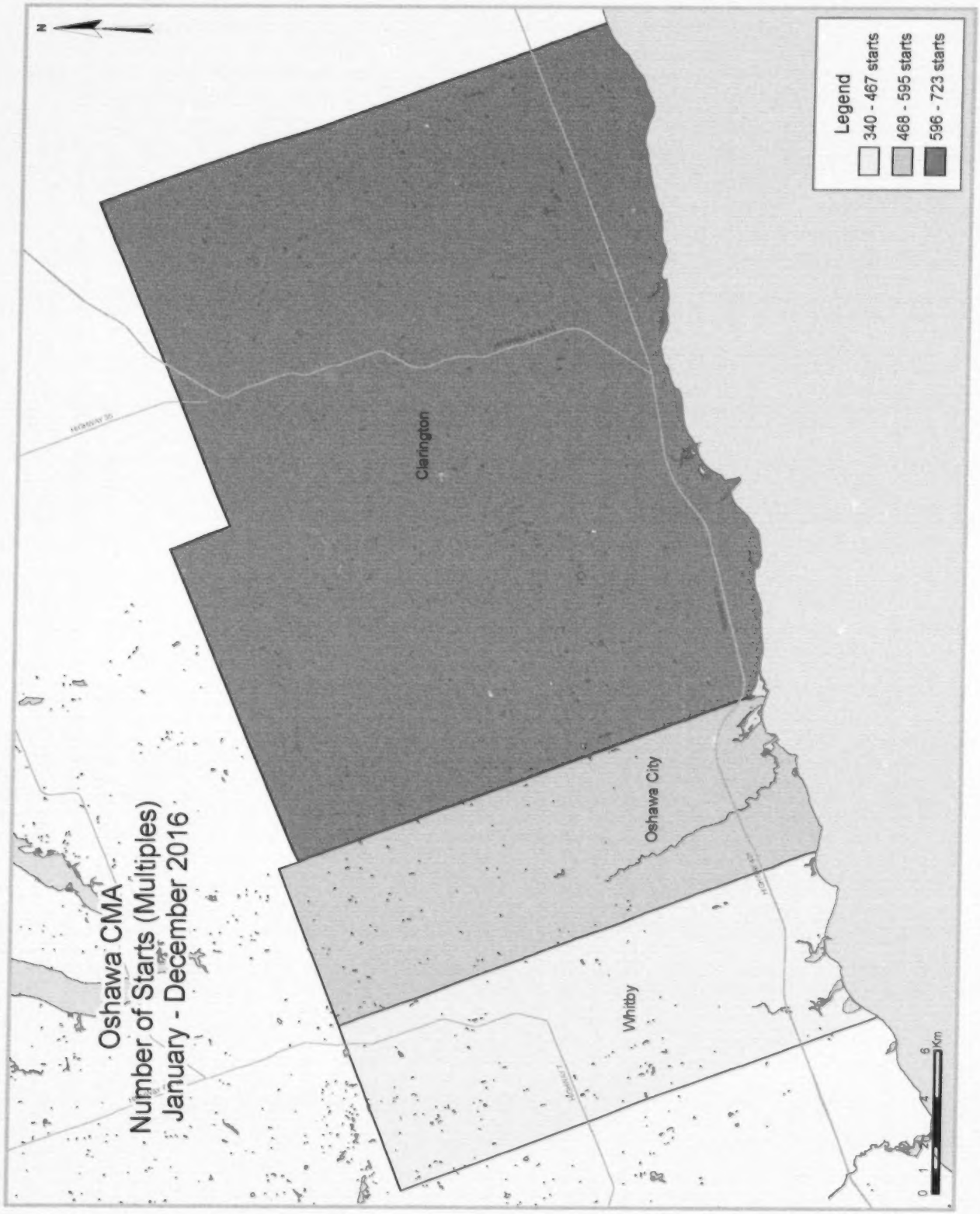

Greater Toronto Area
Number of Starts (Singles)
January - December 2016
Legend
1290 - 2273 starts
2274 - 3256 starts
3257 - 4239 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

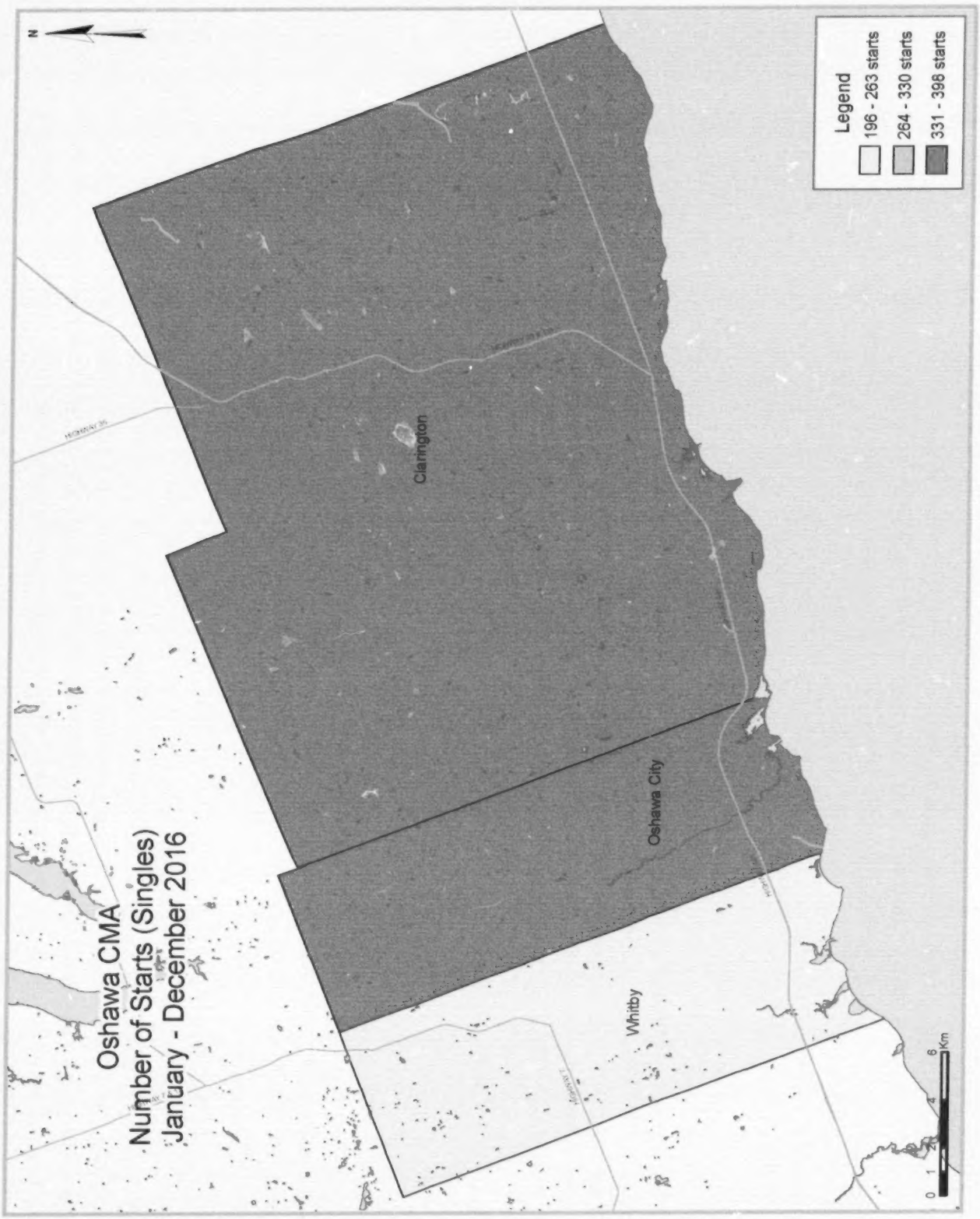

Greater Toronto Area
Total Number of Starts
January - December 2016
Legend
1975 - 7855 starts
7856 - 13736 starts
13737 - 19617 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

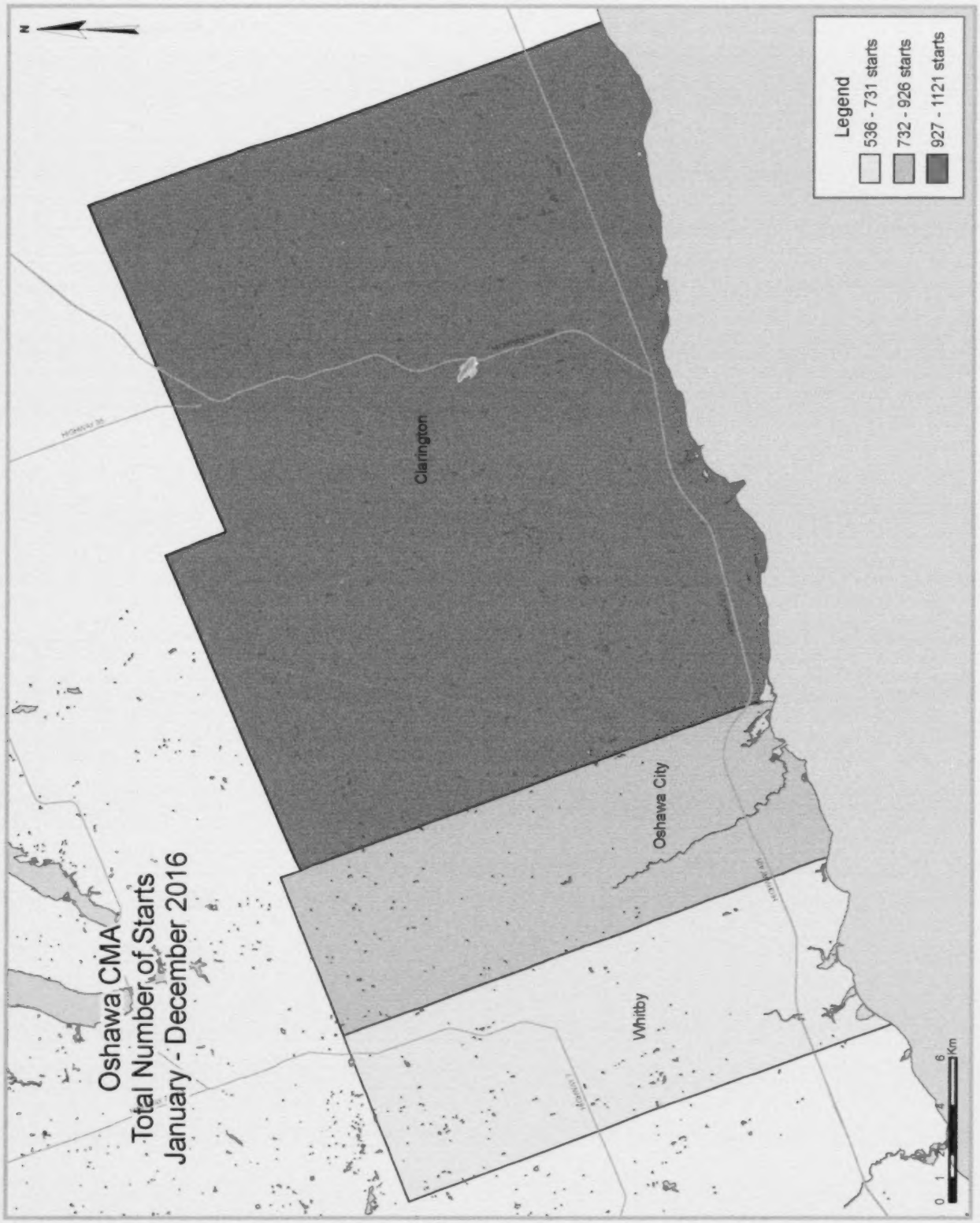

Oshawa CMA
Number of Starts (Multiples)
Fourth Quarter 2016
Legend
96 - 118 starts
119 - 141 starts
142 - 164 starts
Clarington
Oshawa City
Whitby
N
0
6
Km


Oshawa CMA
Number of Starts (Singles)
Fourth Quarter 2016
Legend
36 - 47 starts
48 - 58 starts
59 - 69 starts
Clarington
Oshawa City
Whitby
N
0
8
Km


Oshawa CMA
Total Number of Starts
Fourth Quarter 2016
Legend
135 - 167 starts
168 - 200 starts
201 - 233 starts
N
Clarington
Oshawa City
Whitby
0
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - December 2016
Legend
340 - 467 starts
468 - 595 starts
596 - 723 starts
Clarington
Oshawa City
Whitby
N
0
1
4
6
Km


Oshawa CMA
Number of Starts (Singles)
January - December 2016
Legend
196 - 263 starts
264 - 330 starts
331 - 398 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Total Number of Starts
January - December 2016
Legend
536 - 731 starts
732 - 926 starts
927 - 1121 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) December 2016		
Toronto CMA[1]	November 2016	December 2016
Trend[2]	39,230	37,269
SAAR	30,560	34,396
	December 2015	December 2016
Actual		
December - Single-Detached	1,007	1,350
December - Multiples	1,126	1,635
December - Total	2,133	2,985
January to December - Single-Detached	10,223	11,884
January to December - Multiples	32,064	27,143
January to December - Total	42,287	39,027

Table 1b: Housing Starts (SAAR and Trend) December 2016		
Oshawa CMA[1]	November 2016	December 2016
Trend[2]	2,523	2,026
SAAR	1,499	1,455
	December 2015	December 2016
Actual		
December - Single-Detached	103	39
December - Multiples	84	81
December - Total	187	120
January to December - Single-Detached	1,418	945
January to December - Multiples	1,169	1,546
January to December - Total	2,587	2,491

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA December 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2016	1,348	48	384	2	18	1,185	0	0	2,985
December 2015	1,007	106	434	0	100	468	18	0	2,133
% Change	33.9	-54.7	-11.5	n/a	-82.0	153.2	-100.0	n/a	39.9
Year-to-date 2016	11,863	886	4,630	21	474	18,486	116	2,551	39,027
Year-to-date 2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	16.5	-19.0	7.5	-48.8	-57.9	-18.5	84.1	-8.2	-7.7
UNDER CONSTRUCTION									
December 2016	11,829	1,062	5,824	17	779	43,725	98	5,584	68,918
December 2015	9,486	1,166	4,261	41	1,518	43,303	74	4,949	64,798
% Change	24.7	-8.9	36.7	-58.5	-48.7	1.0	32.4	12.8	6.4
COMPLETIONS									
December 2016	977	70	148	0	78	1,398	2	0	2,673
December 2015	679	30	200	4	39	2,730	0	0	3,682
% Change	43.9	133.3	-26.0	-100.0	100.0	-48.8	n/a	n/a	-27.4
Year-to-date 2016	9,509	988	3,043	42	1,103	17,538	83	2,303	34,613
Year-to-date 2015	7,856	1,172	2,562	15	561	32,822	6	1,390	46,384
% Change	21.0	-15.7	18.8	180.0	96.6	-46.6	**	65.7	-25.4
COMPLETED & NOT ABSORBED									
December 2016	280	21	57	0	21	1,032	n/a	n/a	1,411
December 2015	280	18	62	0	25	1,966	n/a	n/a	2,351
% Change	0.0	16.7	-8.1	n/a	-16.0	-47.5	n/a	n/a	-40.0
ABSORBED									
December 2016	927	72	147	1	78	1,317	n/a	n/a	2,542
December 2015	675	32	202	5	42	2,662	n/a	n/a	3,618
% Change	37.3	125.0	-27.2	-80.0	85.7	-50.5	n/a	n/a	-29.7
Year-to-date 2016	9,511	981	3,042	42	1,107	18,450	n/a	n/a	33,133
Year-to-date 2015	7,791	1,181	2,560	15	564	31,773	n/a	n/a	43,884
% Change	22.1	-16.9	18.8	180.0	96.3	-41.9	n/a	n/a	-24.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2016	39	0	0	0	67	0	0	14	120
December 2015	103	0	71	0	13	0	0	0	187
% Change	-62.1	n/a	-100.0	n/a	**	n/a	n/a	n/a	-35.8
Year-to-date 2016	945	52	458	0	261	520	4	251	2,491
Year-to-date 2015	1,417	20	290	1	122	132	0	605	2,587
% Change	-33.3	160.0	57.9	-100.0	113.9	**	n/a	-58.5	-3.7
UNDER CONSTRUCTION									
December 2016	740	44	409	0	321	652	2	800	2,968
December 2015	990	20	289	1	166	132	3	777	2,378
% Change	-25.3	120.0	41.5	-100.0	93.4	**	-33.3	3.0	24.8
COMPLETIONS									
December 2016	108	6	19	0	16	0	0	0	149
December 2015	132	4	45	0	8	0	0	2	191
% Change	-18.2	50.0	-57.8	n/a	100.0	n/a	n/a	-100.0	-22.0
Year-to-date 2016	1,193	28	236	0	210	0	0	236	1,903
Year-to-date 2015	1,076	8	145	0	52	0	1	80	1,362
% Change	10.9	**	62.8	n/a	**	n/a	-100.0	195.0	39.7
COMPLETED & NOT ABSORBED									
December 2016	26	2	0	0	1	0	n/a	n/a	29
December 2015	28	0	0	0	0	0	n/a	n/a	28
% Change	-7.1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	3.6
ABSORBED									
December 2016	110	6	19	0	16	0	n/a	n/a	151
December 2015	127	4	45	0	8	0	n/a	n/a	184
% Change	-13.4	50.0	-57.8	n/a	100.0	n/a	n/a	n/a	-17.9
Year-to-date 2016	1,195	26	236	0	209	0	n/a	n/a	1,666
Year-to-date 2015	1,076	8	145	0	52	0	n/a	n/a	1,281
% Change	11.1	**	62.8	n/a	**	n/a	n/a	n/a	30.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2016	1,200	38	361	2	78	1,548	0	14	3,241
December 2015	983	86	414	1	113	468	18	0	2,083
% Change	22.1	-55.8	-12.8	100.0	-31.0	**	-100.0	n/a	55.6
Year-to-date 2016	11,397	820	4,767	14	724	19,671	83	2,801	40,277
Year-to-date 2015	10,812	1,026	4,422	23	1,250	23,112	63	3,384	44,092
% Change	5.4	-20.1	7.8	-39.1	-42.1	-14.9	31.7	-17.2	-8.7
UNDER CONSTRUCTION									
December 2016	11,494	1,026	5,872	5	1,102	45,414	63	6,381	71,357
December 2015	9,858	1,128	4,340	25	1,696	43,774	77	5,878	66,776
% Change	16.6	-9.0	35.3	-80.0	-35.0	3.7	-18.2	8.6	6.9
COMPLETIONS									
December 2016	895	38	133	1	94	1,398	2	0	2,561
December 2015	748	22	245	0	47	2,730	0	2	3,794
% Change	19.7	72.7	-45.7	n/a	100.0	-48.8	n/a	-100.0	-32.5
Year-to-date 2016	9,747	920	3,109	30	1,304	17,523	83	2,693	35,413
Year-to-date 2015	8,384	1,140	2,703	6	642	32,912	7	1,585	47,379
% Change	16.3	-19.3	15.0	**	103.1	-46.8	**	69.9	-25.3
COMPLETED & NOT ABSORBED									
December 2016	295	24	41	0	22	1,032	n/a	n/a	1,414
December 2015	314	19	46	0	25	1,948	n/a	n/a	2,352
% Change	-6.1	26.3	-10.9	n/a	-12.0	-47.0	n/a	n/a	-39.9
ABSORBED									
December 2016	856	40	132	2	94	1,317	n/a	n/a	2,441
December 2015	734	24	247	1	50	2,662	n/a	n/a	3,718
% Change	16.6	66.7	-46.6	100.0	88.0	-50.5	n/a	n/a	-34.3
Year-to-date 2016	9,733	911	3,108	30	1,307	18,417	n/a	n/a	33,506
Year-to-date 2015	8,294	1,146	2,701	6	645	31,863	n/a	n/a	44,655
% Change	17.3	-20.5	15.1	**	102.6	-42.2	n/a	n/a	-25.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
December 2016	110	16	0	0	0	715	0	0	841
December 2015	167	14	10	0	64	153	0	0	408
York Region									
December 2016	508	8	161	2	0	50	0	0	729
December 2015	321	2	79	0	8	34	0	0	444
Peel Region									
December 2016	367	14	165	0	11	420	0	0	977
December 2015	225	70	104	0	28	281	18	0	726
Halton Region									
December 2016	171	0	35	0	0	363	0	0	569
December 2015	148	0	150	1	0	0	0	0	299
Durham Region									
December 2016	44	0	0	0	67	0	0	14	125
December 2015	122	0	71	0	13	0	0	0	206
Toronto CMA									
December 2016	1,348	48	384	2	18	1,185	0	0	2,985
December 2015	1,007	106	434	0	100	468	18	0	2,133
Oshawa CMA									
December 2016	39	0	0	0	67	0	0	14	120
December 2015	103	0	71	0	13	0	0	0	187
Greater Toronto Area									
December 2016	1,200	38	361	2	78	1,548	0	14	3,241
December 2015	983	86	414	1	113	468	18	0	2,083

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
December 2016	1,707	156	739	0	419	33,109	56	5,014	41,200
December 2015	1,630	184	542	3	303	30,867	38	4,023	37,590
York Region									
December 2016	4,115	190	2,218	4	156	5,565	0	231	12,479
December 2015	2,799	138	1,255	2	367	6,794	0	245	11,600
Peel Region									
December 2016	3,404	516	1,453	0	99	3,205	5	336	9,018
December 2015	2,997	742	1,400	15	558	3,066	36	678	9,492
Halton Region									
December 2016	1,081	92	899	0	13	2,714	0	0	4,799
December 2015	1,051	24	716	4	246	2,746	0	155	4,942
Durham Region									
December 2016	1,187	72	563	1	415	821	2	800	3,861
December 2015	1,381	40	427	1	222	301	3	777	3,152
Toronto CMA									
December 2016	11,829	1,062	5,824	17	779	43,725	98	5,584	68,918
December 2015	9,486	1,166	4,261	41	1,518	43,303	74	4,949	64,798
Oshawa CMA									
December 2016	740	44	409	0	321	652	2	800	2,968
December 2015	990	20	289	1	166	132	3	777	2,378
Greater Toronto Area									
December 2016	11,494	1,026	5,872	5	1,102	45,414	63	6,381	71,357
December 2015	9,858	1,128	4,340	25	1,696	43,774	77	5,878	66,776

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
December 2016	217	4	8	0	8	559	2	0	798
December 2015	118	4	8	0	16	1,923	0	0	2,069
York Region									
December 2016	271	8	44	0	5	498	0	0	826
December 2015	290	12	172	0	11	743	0	0	1,228
Peel Region									
December 2016	206	10	25	0	65	0	0	0	306
December 2015	18	0	20	0	6	0	0	0	44
Halton Region									
December 2016	57	2	37	1	0	341	0	0	438
December 2015	133	0	0	0	0	64	0	0	197
Durham Region									
December 2016	144	14	19	0	16	0	0	0	193
December 2015	189	6	45	0	14	0	0	2	256
Toronto CMA									
December 2016	977	70	148	0	78	1,398	2	0	2,673
December 2015	679	30	200	4	39	2,730	0	0	3,682
Oshawa CMA									
December 2016	108	6	19	0	16	0	0	0	149
December 2015	132	4	45	0	8	0	0	2	191
Greater Toronto Area									
December 2016	895	38	133	1	94	1,398	2	0	2,561
December 2015	748	22	245	0	47	2,730	0	2	3,794

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket December 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
December 2016	221	13	19	0	21	914	n/a	n/a	1,188
December 2015	195	8	20	0	19	1,647	n/a	n/a	1,889
York Region									
December 2016	30	8	0	0	0	65	n/a	n/a	103
December 2015	44	10	0	0	6	281	n/a	n/a	341
Peel Region									
December 2016	1	0	22	0	0	0	n/a	n/a	23
December 2015	14	0	22	0	0	0	n/a	n/a	36
Halton Region									
December 2016	15	1	0	0	0	53	n/a	n/a	69
December 2015	32	1	0	0	0	20	n/a	n/a	53
Durham Region									
December 2016	28	2	0	0	1	0	n/a	n/a	31
December 2015	29	0	4	0	0	0	n/a	n/a	33
Toronto CMA									
December 2016	280	21	57	0	21	1,032	n/a	n/a	1,411
December 2015	280	18	62	0	25	1,966	n/a	n/a	2,351
Oshawa CMA									
December 2016	26	2	0	0	1	0	n/a	n/a	29
December 2015	28	0	0	0	0	0	n/a	n/a	28
Greater Toronto Area									
December 2016	295	24	41	0	22	1,032	n/a	n/a	1,414
December 2015	314	19	46	0	25	1,948	n/a	n/a	2,352

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
December 2016	177	6	7	1	8	480	n/a	n/a	679
December 2015	120	8	10	1	16	1,855	n/a	n/a	2,010
York Region									
December 2016	271	8	44	0	5	496	n/a	n/a	824
December 2015	289	10	172	0	11	743	n/a	n/a	1,225
Peel Region									
December 2016	206	10	25	0	65	0	n/a	n/a	306
December 2015	18	0	20	0	6	0	n/a	n/a	44
Halton Region									
December 2016	58	2	37	1	0	341	n/a	n/a	439
December 2015	127	0	0	0	0	64	n/a	n/a	191
Durham Region									
December 2016	144	14	19	0	16	0	n/a	n/a	193
December 2015	180	6	45	0	17	0	n/a	n/a	248
Toronto CMA									
December 2016	927	72	147	1	78	1,317	n/a	n/a	2,542
December 2015	675	32	202	5	42	2,662	n/a	n/a	3,618
Oshawa CMA									
December 2016	110	6	19	0	16	0	n/a	n/a	151
December 2015	127	4	45	0	8	0	n/a	n/a	184
Greater Toronto Area									
December 2016	856	40	132	2	94	1,317	n/a	n/a	2,441
December 2015	734	24	247	1	50	2,662	n/a	n/a	3,718

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	11,863	886	4,630	21	474	18,486	116	2,551	39,027
% Change	16.5	-19.0	7.5	-48.8	-57.9	-18.5	84.1	-8.2	-7.7
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	945	52	458	0	261	520	4	251	2,491
% Change	-33.3	160.0	57.9	-100.0	113.9	**	n/a	-58.5	-3.7
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	11,397	820	4,767	14	724	19,671	83	2,801	40,277
% Change	5.4	-20.1	7.8	-39.1	-42.1	-14.9	31.7	-17.2	-8.7
2015	10,812	1,026	4,422	23	1,250	23,112	63	3,384	44,092
% Change	16.3	-33.5	34.4	155.6	19.4	78.0	**	77.3	46.6
2014	9,293	1,542	3,290	9	1,047	12,982	5	1,909	30,077
% Change	-4.0	-17.8	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,682	1,876	3,451	10	698	17,690	43	1,269	34,719
% Change	-14.4	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,311	2,219	4,919	3	1,204	27,905	30	2,071	49,663
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,137	1,984	4,576	16	1,216	19,375	22	1,966	41,292
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,103	1,760	3,587	25	1,519	12,021	28	1,322	31,365
% Change	27.4	-15.4	51.0	**	129.1	8.8	154.5	-39.5	15.7
2009	8,718	2,080	2,375	3	663	11,044	11	2,184	27,108
% Change	-31.3	-14.6	-21.8	-95.9	-70.3	-51.2	-45.0	28.9	-39.5
2008	12,684	2,436	3,038	73	2,231	22,634	20	1,694	44,810
% Change	-23.4	-15.7	-35.0	**	39.0	135.4	**	111.0	23.9
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	% Change
Toronto City	110	167	16	14	0	74	715	153	841	408	106.1
Toronto	12	28	2	4	0	20	374	0	388	52	**
East York	4	13	0	0	0	0	0	0	4	13	-69.2
Etobicoke	22	33	0	2	0	0	0	0	22	35	-37.1
North York	36	49	2	0	0	54	341	0	379	103	**
Scarborough	35	43	10	8	0	0	0	105	45	156	-71.2
York	1	1	2	0	0	0	0	48	3	49	-93.9
York Region	510	321	8	2	151	87	60	34	729	444	64.2
Aurora	59	59	0	0	4	4	0	0	63	63	0.0
East Gwillimbury	213	1	8	0	56	0	0	0	277	1	**
Georgina Township	6	37	0	0	0	0	0	0	6	37	-83.8
King Township	27	60	0	0	0	0	0	0	27	60	-55.0
Markham	2	9	0	0	42	0	60	0	104	9	**
Newmarket	0	26	0	0	0	0	0	0	0	26	-100.0
Richmond Hill	55	7	0	0	0	15	0	0	55	22	150.0
Vaughan	121	122	0	2	49	68	0	34	170	226	-24.8
Whitchurch-Stouffville	27	0	0	0	0	0	0	0	27	0	n/a
Peel Region	367	225	14	70	176	150	420	281	977	726	34.6
Brampton	311	174	12	70	146	134	124	281	593	659	-10.0
Caledon	34	40	0	0	0	16	0	0	34	56	-39.3
Mississauga	22	11	2	0	30	0	296	0	350	11	**
Halton Region	171	149	0	0	35	150	363	0	569	299	90.3
Burlington	0	4	0	0	0	0	363	0	363	4	**
Halton Hills	8	9	0	0	0	0	0	0	8	9	-11.1
Milton	86	74	0	0	0	4	0	0	86	78	10.3
Oakville	77	62	0	0	35	146	0	0	112	208	-46.2
Durham Region	44	122	0	0	67	84	14	0	125	206	-39.3
Ajax	3	13	0	0	0	0	0	0	3	13	-76.9
Brock	1	2	0	0	0	0	0	0	1	2	-50.0
Clarington	13	48	0	0	0	63	14	0	27	111	-75.7
Oshawa	24	43	0	0	45	8	0	0	69	51	35.3
Pickering	0	0	0	0	0	0	0	0	0	0	n/a
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	1	3	0	0	0	0	0	0	1	3	-66.7
Whitby	2	12	0	0	22	13	0	0	24	25	-4.0
Remainder of Toronto CMA	188	133	10	20	30	91	0	0	228	244	-6.6
Bradford West Gwillimbury	30	53	0	12	0	44	0	0	30	109	-72.5
Town of Mono	9	1	0	0	0	0	0	0	9	1	**
New Tecumseth	148	78	10	8	23	18	0	0	181	104	74.0
Orangeville	1	1	0	0	7	29	0	0	8	30	-73.3
Toronto CMA	1,350	1,007	48	106	392	552	1,195	468	2,985	2,133	39.9
Oshawa CMA	39	103	0	0	67	84	14	0	120	187	-35.8
Greater Toronto Area (GTA)	1,202	984	38	86	429	545	1,572	468	3,241	2,083	55.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	1,337	1,304	76	54	623	501	17,581	17,054	19,617	18,913	3.7
Toronto	184	171	20	16	118	119	10,418	11,857	10,740	12,163	-11.7
East York	79	83	8	8	0	0	66	0	153	91	68.1
Etobicoke	320	262	4	14	68	137	2,493	2,865	2,885	3,278	-12.0
North York	519	602	26	0	283	105	2,632	1,336	3,460	2,043	69.4
Scarborough	188	155	10	8	154	134	1,932	789	2,284	1,086	110.3
York	47	31	8	8	0	6	40	207	95	252	-62.3
York Region	4,239	3,386	218	178	1,866	1,767	2,603	4,444	8,926	9,775	-8.7
Aurora	689	556	82	4	347	236	179	207	1,297	1,003	29.3
East Gwillimbury	862	134	60	0	194	0	0	0	1,116	134	**
Georgina Township	325	304	0	2	48	24	0	0	373	330	13.0
King Township	281	441	0	4	10	60	0	0	291	505	-42.4
Markham	326	395	34	64	460	447	1,761	1,158	2,581	2,064	25.0
Newmarket	307	189	2	58	41	23	231	16	581	286	103.1
Richmond Hill	454	242	22	4	236	438	176	1,224	888	1,908	-53.5
Vaughan	813	1,055	18	40	484	244	102	1,785	1,417	3,124	-54.6
Whitchurch-Stouffville	182	70	0	2	46	295	154	54	382	421	-9.3
Peel Region	3,158	3,051	364	736	1,110	1,577	730	2,736	5,362	8,100	-33.8
Brampton	2,706	2,272	300	576	861	1,202	174	544	4,041	4,594	-12.0
Caledon	293	588	26	90	73	126	0	0	392	804	-51.2
Mississauga	159	191	38	70	176	249	556	2,192	929	2,702	-65.6
Halton Region	1,290	1,204	92	8	809	905	1,070	1,704	3,261	3,821	-14.7
Burlington	44	79	0	4	0	43	665	333	709	459	54.5
Halton Hills	86	334	2	0	71	86	56	0	215	420	-48.8
Milton	509	388	44	2	203	310	135	464	891	1,164	-23.5
Oakville	651	403	46	2	535	466	214	907	1,446	1,778	-18.7
Durham Region	1,387	1,890	82	50	871	637	771	906	3,111	3,483	-10.7
Ajax	215	227	10	0	51	140	0	0	276	367	-24.8
Brock	11	19	0	6	0	0	0	0	11	25	-56.0
Clarington	398	545	2	2	184	124	537	6	1,121	677	65.6
Oshawa	351	703	32	18	357	146	94	595	834	1,462	-43.0
Pickering	162	137	4	14	85	24	0	169	251	344	-27.0
Scugog	14	20	0	0	0	0	0	0	14	20	-30.0
Uxbridge	40	69	12	10	16	61	0	0	68	140	-51.4
Whitby	196	170	22	0	178	142	140	136	536	448	19.6
Remainder of Toronto CMA	1,487	924	122	110	365	201	1	51	1,975	1,286	53.6
Bradford West Gwillimbury	550	401	64	14	80	70	0	0	694	485	43.1
Town of Mono	106	109	0	0	0	0	1	0	107	109	-1.8
New Tecumseth	811	376	58	96	180	84	0	48	1,049	604	73.7
Orangeville	20	38	0	0	105	47	0	3	125	88	42.0
Toronto CMA	11,884	10,223	898	1,106	4,925	5,133	21,320	25,825	39,027	42,287	-7.7
Oshawa CMA	945	1,418	56	20	719	412	771	737	2,491	2,587	-3.7
Greater Toronto Area (GTA)	11,411	10,835	832	1,026	5,279	5,387	22,755	26,844	40,277	44,092	-8.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Toronto City	0	74	0	0	715	153	0	0
Toronto	0	20	0	0	374	0	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	54	0	0	341	0	0	0
Scarborough	0	0	0	0	0	105	0	0
York	0	0	0	0	0	48	0	0
York Region	151	87	0	0	60	34	0	0
Aurora	4	4	0	0	0	0	0	0
East Gwillimbury	56	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	42	0	0	0	60	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	15	0	0	0	0	0	0
Vaughan	49	68	0	0	0	34	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	176	132	0	18	420	281	0	0
Brampton	146	116	0	18	124	281	0	0
Caledon	0	16	0	0	0	0	0	0
Mississauga	30	0	0	0	296	0	0	0
Halton Region	35	150	0	0	363	0	0	0
Burlington	0	0	0	0	363	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	4	0	0	0	0	0	0
Oakville	35	146	0	0	0	0	0	0
Durham Region	67	84	0	0	0	0	14	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	63	0	0	0	0	14	0
Oshawa	45	8	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	22	13	0	0	0	0	0	0
Remainder of Toronto CMA	30	91	0	0	0	0	0	0
Bradford West Gwillimbury	0	44	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	23	18	0	0	0	0	0	0
Orangeville	7	29	0	0	0	0	0	0
Toronto CMA	392	534	0	18	1,195	468	0	0
Oshawa CMA	67	84	0	0	0	0	14	0
Greater Toronto Area (GTA)	429	527	0	18	1,558	468	14	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	544	470	79	31	15,568	14,745	2,013	2,309
Toronto	78	119	40	0	8,601	9,776	1,817	2,081
East York	0	0	0	0	66	0	0	0
Etobicoke	68	137	0	0	2,493	2,865	0	0
North York	244	74	39	31	2,632	1,108	0	228
Scarborough	154	134	0	0	1,736	789	196	0
York	0	6	0	0	40	207	0	0
York Region	1,866	1,767	0	0	2,066	4,404	537	40
Aurora	347	236	0	0	179	207	0	0
East Gwillimbury	194	0	0	0	0	0	0	0
Georgina Township	48	24	0	0	0	0	0	0
King Township	10	60	0	0	0	0	0	0
Markham	460	447	0	0	1,455	1,158	306	0
Newmarket	41	23	0	0	0	0	231	16
Richmond Hill	236	438	0	0	176	1,224	0	0
Vaughan	484	244	0	0	102	1,761	0	24
Whitchurch-Stouffville	46	295	0	0	154	54	0	0
Peel Region	1,110	1,545	0	32	730	2,306	0	430
Brampton	861	1,170	0	32	174	518	0	26
Caledon	73	126	0	0	0	0	0	0
Mississauga	176	249	0	0	556	1,788	0	404
Halton Region	809	905	0	0	1,070	1,704	0	0
Burlington	0	43	0	0	665	333	0	0
Halton Hills	71	86	0	0	56	0	0	0
Milton	203	310	0	0	135	464	0	0
Oakville	535	466	0	0	214	907	0	0
Durham Region	871	637	0	0	520	301	251	605
Ajax	51	140	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	184	124	0	0	380	6	157	0
Oshawa	357	146	0	0	0	0	94	595
Pickering	85	24	0	0	0	169	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	16	61	0	0	0	0	0	0
Whitby	178	142	0	0	140	126	0	10
Remainder of Toronto CMA	328	201	37	0	0	51	1	0
Bradford West Gwillimbury	80	70	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	180	84	0	0	0	48	0	0
Orangeville	68	47	37	0	0	3	0	0
Toronto CMA	4,809	5,070	116	63	18,769	23,046	2,551	2,779
Oshawa CMA	719	412	0	0	520	132	251	605
Greater Toronto Area (GTA)	5,200	5,324	79	63	19,954	23,460	2,801	3,384

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Toronto City	126	191	715	217	0	0	841	408
Toronto	14	42	374	10	0	0	388	52
East York	4	13	0	0	0	0	4	13
Etobicoke	22	35	0	0	0	0	22	35
North York	38	49	341	54	0	0	379	103
Scarborough	45	51	0	105	0	0	45	156
York	3	1	0	48	0	0	3	49
York Region	677	402	52	42	0	0	729	444
Aurora	61	63	2	0	0	0	63	63
East Gwillimbury	277	1	0	0	0	0	277	1
Georgina Township	6	37	0	0	0	0	6	37
King Township	27	60	0	0	0	0	27	60
Markham	54	9	50	0	0	0	104	9
Newmarket	0	26	0	0	0	0	0	26
Richmond Hill	55	14	0	8	0	0	55	22
Vaughan	170	192	0	34	0	0	170	226
Whitchurch-Stouffville	27	0	0	0	0	0	27	0
Peel Region	546	399	431	309	0	18	977	726
Brampton	458	332	135	309	0	18	593	659
Caledon	34	56	0	0	0	0	34	56
Mississauga	54	11	296	0	0	0	350	11
Halton Region	206	298	363	1	0	0	569	299
Burlington	0	3	363	1	0	0	363	4
Halton Hills	8	9	0	0	0	0	8	9
Milton	86	78	0	0	0	0	86	78
Oakville	112	208	0	0	0	0	112	208
Durham Region	44	193	67	13	14	0	125	206
Ajax	3	13	0	0	0	0	3	13
Brock	1	2	0	0	0	0	1	2
Clarington	13	111	0	0	14	0	27	111
Oshawa	24	51	45	0	0	0	69	51
Pickering	0	0	0	0	0	0	0	0
Scugog	0	1	0	0	0	0	0	1
Uxbridge	1	3	0	0	0	0	1	3
Whitby	2	12	22	13	0	0	24	25
Remainder of Toronto CMA	221	244	7	0	0	0	228	244
Bradford West Gwillimbury	30	109	0	0	0	0	30	109
Town of Mono	9	1	0	0	0	0	9	1
New Tecumseth	181	104	0	0	0	0	181	104
Orangeville	1	30	7	0	0	0	8	30
Toronto CMA	1,780	1,547	1,205	568	0	18	2,985	2,133
Oshawa CMA	39	174	67	13	14	0	120	187
Greater Toronto Area (GTA)	1,599	1,483	1,628	582	14	18	3,241	2,083

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - December 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	1,762	1,799	15,763	14,774	2,092	2,340	19,617	18,913
Toronto	272	285	8,611	9,797	1,857	2,081	10,740	12,163
East York	87	91	66	0	0	0	153	91
Etobicoke	340	377	2,545	2,901	0	0	2,885	3,278
North York	789	681	2,632	1,103	39	259	3,460	2,043
Scarborough	219	297	1,869	789	196	0	2,284	1,086
York	55	68	40	184	0	0	95	252
York Region	6,377	5,054	2,012	4,681	537	40	8,926	9,775
Aurora	1,114	796	183	207	0	0	1,297	1,003
East Gwillimbury	1,116	134	0	0	0	0	1,116	134
Georgina Township	373	330	0	0	0	0	373	330
King Township	285	490	6	15	0	0	291	505
Markham	1,029	906	1,246	1,158	306	0	2,581	2,064
Newmarket	350	245	0	25	231	16	581	286
Richmond Hill	684	587	204	1,321	0	0	888	1,908
Vaughan	1,198	1,304	219	1,796	0	24	1,417	3,124
Whitchurch-Stouffville	228	262	154	159	0	0	382	421
Peel Region	4,656	4,896	706	2,742	0	462	5,362	8,100
Brampton	3,897	3,775	144	761	0	58	4,041	4,594
Caledon	392	804	0	0	0	0	392	804
Mississauga	367	317	562	1,981	0	404	929	2,702
Halton Region	2,176	2,130	1,085	1,691	0	0	3,261	3,821
Burlington	44	97	665	362	0	0	709	459
Halton Hills	159	420	56	0	0	0	215	420
Milton	756	802	135	362	0	0	891	1,164
Oakville	1,217	811	229	967	0	0	1,446	1,778
Durham Region	2,013	2,381	843	497	255	605	3,111	3,483
Ajax	260	294	16	73	0	0	276	367
Brock	11	25	0	0	0	0	11	25
Clarington	498	663	466	14	157	0	1,121	677
Oshawa	646	867	92	0	96	595	834	1,462
Pickering	206	175	45	169	0	0	251	344
Scugog	14	20	0	0	0	0	14	20
Uxbridge	67	140	1	0	0	0	68	140
Whitby	311	197	223	241	2	10	536	448
Remainder of Toronto CMA	1,919	1,192	18	94	38	0	1,975	1,286
Bradford West Gwillimbury	694	485	0	0	0	0	694	485
Town of Mono	106	109	0	0	1	0	107	109
New Tecumseth	1,038	515	11	89	0	0	1,049	604
Orangeville	81	83	7	5	37	0	125	88
Toronto CMA	17,379	15,583	18,981	23,862	2,667	2,842	39,027	42,287
Oshawa CMA	1,455	1,727	781	255	255	605	2,491	2,587
Greater Toronto Area (GTA)	16,984	16,260	20,409	24,385	2,884	3,447	40,277	44,092

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type December 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	% Change
Toronto City	217	118	6	4	16	24	559	1,923	798	2,069	-61.4
Toronto	23	11	4	0	8	0	461	903	496	914	-45.7
East York	8	9	2	0	0	8	0	0	10	17	-41.2
Etobicoke	22	20	0	0	0	0	24	434	46	454	-89.9
North York	150	55	0	2	8	16	74	359	232	432	-46.3
Scarborough	12	13	0	0	0	0	0	227	12	240	-95.0
York	2	10	0	2	0	0	0	0	2	12	-83.3
York Region	271	290	8	12	49	183	498	743	826	1,228	-32.7
Aurora	39	53	2	0	0	4	0	0	41	57	-28.1
East Gwillimbury	14	12	0	0	0	0	0	0	14	12	16.7
Georgina Township	15	12	0	0	0	0	0	0	15	12	25.0
King Township	39	28	0	0	0	11	0	6	39	45	-13.3
Markham	11	19	0	10	40	92	498	0	549	121	**
Newmarket	14	11	0	0	0	0	0	0	14	11	27.3
Richmond Hill	21	9	0	0	0	51	0	174	21	234	-91.0
Vaughan	107	137	6	0	9	25	0	563	122	725	-83.2
Whitchurch-Stouffville	11	9	0	2	0	0	0	0	11	11	0.0
Peel Region	206	18	10	0	90	26	0	0	306	44	**
Brampton	164	0	0	0	0	0	0	0	164	0	n/a
Caledon	34	0	10	0	0	0	0	0	44	0	n/a
Mississauga	8	18	0	0	90	26	0	0	98	44	122.7
Halton Region	58	133	2	0	37	0	341	64	438	197	122.3
Burlington	6	7	0	0	0	0	0	0	6	7	-14.3
Halton Hills	5	81	0	0	0	0	0	0	5	81	-93.8
Milton	15	6	2	0	14	0	51	64	82	70	17.1
Oakville	32	39	0	0	23	0	290	0	345	39	**
Durham Region	144	189	14	6	35	59	0	2	193	256	-24.6
Ajax	15	26	4	0	0	6	0	0	19	32	-40.6
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	57	46	0	0	10	4	0	0	67	50	34.0
Oshawa	40	77	6	4	8	41	0	2	54	124	-56.5
Pickering	18	26	0	2	0	0	0	0	18	28	-35.7
Scugog	2	3	0	0	0	0	0	0	2	3	-33.3
Uxbridge	1	1	4	0	0	0	0	0	5	1	**
Whitby	11	9	0	0	17	8	0	0	28	17	64.7
Remainder of Toronto CMA	197	78	38	12	34	0	0	0	269	90	198.9
Bradford West Gwillimbury	74	20	30	0	0	0	0	0	104	20	**
Town of Mono	2	1	0	0	0	0	0	0	2	1	100.0
New Tecumseth	121	56	8	12	34	0	0	0	163	68	139.7
Orangeville	0	1	0	0	0	0	0	0	0	1	-100.0
Toronto CMA	977	683	72	30	226	239	1,398	2,730	2,673	3,682	-27.4
Oshawa CMA	108	132	6	4	35	53	0	2	149	191	-22.0
Greater Toronto Area (GTA)	896	748	40	22	227	292	1,398	2,732	2,561	3,794	-32.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	1,250	1,124	108	106	296	193	14,373	29,326	16,027	30,749	-47.9
Toronto	168	179	14	44	83	98	9,786	18,815	10,051	19,136	-47.5
East York	79	72	10	6	0	13	0	0	89	91	-2.2
Etobicoke	243	172	14	2	4	21	1,836	3,620	2,097	3,815	-45.0
North York	585	541	54	6	69	16	2,140	5,676	2,848	6,239	-54.4
Scarborough	138	127	8	12	140	26	588	757	874	922	-5.2
York	37	33	8	36	0	19	23	458	68	546	-87.5
York Region	2,920	2,685	164	320	1,319	1,419	3,335	3,459	7,738	7,883	-1.8
Aurora	479	376	18	0	181	53	112	0	790	429	84.1
East Gwillimbury	189	86	0	2	0	0	0	0	189	88	114.8
Georgina Township	333	174	2	0	14	41	0	0	349	215	62.3
King Township	286	240	2	0	46	44	0	6	334	290	15.2
Markham	200	578	32	222	133	464	1,280	1,751	1,645	3,015	-45.4
Newmarket	298	49	54	0	23	59	16	0	391	108	**
Richmond Hill	237	275	2	22	313	532	982	499	1,534	1,328	15.5
Vaughan	820	753	54	72	357	122	891	1,177	2,122	2,124	-0.1
Whitchurch-Stouffville	78	154	0	2	252	104	54	26	384	286	34.3
Peel Region	2,766	1,844	590	618	1,595	696	883	1,049	5,834	4,207	38.7
Brampton	2,103	1,472	434	544	1,288	266	617	103	4,442	2,385	86.2
Caledon	503	211	90	40	62	145	0	0	655	396	65.4
Mississauga	160	161	66	34	245	285	266	946	737	1,426	-48.3
Halton Region	1,264	1,039	24	40	718	553	1,403	599	3,409	2,231	52.8
Burlington	57	113	4	2	22	78	188	205	271	398	-31.9
Halton Hills	226	165	0	0	65	7	0	0	291	172	69.2
Milton	478	382	18	38	218	191	342	64	1,056	675	56.4
Oakville	503	379	2	0	413	277	873	330	1,791	986	81.6
Durham Region	1,577	1,699	46	58	546	472	236	80	2,405	2,309	4.2
Ajax	151	420	4	8	63	162	0	0	218	590	-63.1
Brock	12	7	0	0	0	0	0	0	12	7	71.4
Clarington	475	421	4	0	169	32	0	0	648	453	43.0
Oshawa	544	502	24	8	124	113	236	80	928	703	32.0
Pickering	151	130	8	36	24	105	0	0	183	271	-32.5
Scugog	23	19	0	0	0	0	0	0	23	19	21.1
Uxbridge	47	46	6	6	13	8	0	0	66	60	10.0
Whitby	174	154	0	0	153	52	0	0	327	206	58.7
Remainder of Toronto CMA	1,059	696	108	50	193	45	49	0	1,409	791	78.1
Bradford West Gwillimbury	472	237	38	0	64	7	0	0	574	244	135.2
Town of Mono	117	72	0	0	0	0	1	0	118	72	63.9
New Tecumseth	446	330	70	50	82	8	48	0	646	388	66.5
Orangeville	24	57	0	0	47	30	0	0	71	87	-18.4
Toronto CMA	9,551	7,871	1,008	1,182	4,199	3,103	19,855	34,228	34,613	46,384	-25.4
Oshawa CMA	1,193	1,077	28	8	446	197	236	80	1,903	1,362	39.7
Greater Toronto Area (GTA)	9,777	8,391	932	1,142	4,474	3,333	20,230	34,513	35,413	47,379	-25.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Toronto City	16	24	0	0	559	1,923	0	0
Toronto	8	0	0	0	461	903	0	0
East York	0	8	0	0	0	0	0	0
Etobicoke	0	0	0	0	24	434	0	0
North York	8	16	0	0	74	359	0	0
Scarborough	0	0	0	0	0	227	0	0
York	0	0	0	0	0	0	0	0
York Region	49	183	0	0	498	743	0	0
Aurora	0	4	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	11	0	0	0	6	0	0
Markham	40	92	0	0	498	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	51	0	0	0	174	0	0
Vaughan	9	25	0	0	0	563	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	90	26	0	0	0	0	0	0
Brampton	0	0	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	90	26	0	0	0	0	0	0
Halton Region	37	0	0	0	341	64	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	14	0	0	0	51	64	0	0
Oakville	23	0	0	0	290	0	0	0
Durham Region	35	59	0	0	0	0	0	2
Ajax	0	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	10	4	0	0	0	0	0	0
Oshawa	8	41	0	0	0	0	0	2
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	17	8	0	0	0	0	0	0
Remainder of Toronto CMA	34	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	34	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	226	239	0	0	1,398	2,730	0	0
Oshawa CMA	35	53	0	0	0	0	0	2
Greater Toronto Area (GTA)	227	292	0	0	1,398	2,730	0	2

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	242	189	54	4	13,339	27,968	1,034	1,358
Toronto	43	94	40	4	8,874	18,194	912	621
East York	0	13	0	0	0	0	0	0
Etobicoke	4	21	0	0	1,836	3,620	0	0
North York	55	16	14	0	2,040	5,581	100	95
Scarborough	140	26	0	0	566	573	22	184
York	0	19	0	0	23	0	0	458
York Region	1,319	1,419	0	0	2,633	3,427	702	32
Aurora	181	53	0	0	112	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	14	41	0	0	0	0	0	0
King Township	46	44	0	0	0	6	0	0
Markham	133	464	0	0	820	1,747	460	4
Newmarket	23	59	0	0	0	0	16	0
Richmond Hill	313	532	0	0	780	471	202	28
Vaughan	357	122	0	0	867	1,177	24	0
Whitchurch-Stouffville	252	104	0	0	54	26	0	0
Peel Region	1,568	696	27	0	317	1,049	566	0
Brampton	1,261	266	27	0	131	103	486	0
Caledon	62	145	0	0	0	0	0	0
Mississauga	245	285	0	0	186	946	80	0
Halton Region	718	553	0	0	1,248	484	155	115
Burlington	22	78	0	0	33	90	155	115
Halton Hills	65	7	0	0	0	0	0	0
Milton	218	191	0	0	342	64	0	0
Oakville	413	277	0	0	873	330	0	0
Durham Region	546	472	0	0	0	0	236	80
Ajax	63	162	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	169	32	0	0	0	0	0	0
Oshawa	124	113	0	0	0	0	236	80
Pickering	24	105	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	13	8	0	0	0	0	0	0
Whitby	153	52	0	0	0	0	0	0
Remainder of Toronto CMA	193	45	0	0	48	0	1	0
Bradford West Gwillimbury	64	7	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	1	0
New Tecumseth	82	8	0	0	48	0	0	0
Orangeville	47	30	0	0	0	0	0	0
Toronto CMA	4,118	3,099	81	4	17,552	32,838	2,303	1,390
Oshawa CMA	446	197	0	0	0	0	236	80
Greater Toronto Area (GTA)	4,393	3,329	81	4	17,537	32,928	2,693	1,585

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015	Dec 2016	Dec 2015
Toronto City	229	130	567	1,939	2	0	798	2,069
Toronto	35	11	461	903	0	0	496	914
East York	8	17	0	0	2	0	10	17
Etobicoke	22	20	24	434	0	0	46	454
North York	150	57	82	375	0	0	232	432
Scarborough	12	13	0	227	0	0	12	240
York	2	12	0	0	0	0	2	12
York Region	323	474	503	754	0	0	826	1,228
Aurora	41	57	0	0	0	0	41	57
East Gwillimbury	14	12	0	0	0	0	14	12
Georgina Township	15	12	0	0	0	0	15	12
King Township	39	28	0	17	0	0	39	45
Markham	51	121	498	0	0	0	549	121
Newmarket	14	11	0	0	0	0	14	11
Richmond Hill	21	60	0	174	0	0	21	234
Vaughan	117	162	5	563	0	0	122	725
Whitchurch-Stouffville	11	11	0	0	0	0	11	11
Peel Region	241	38	65	6	0	0	306	44
Brampton	164	0	0	0	0	0	164	0
Caledon	44	0	0	0	0	0	44	0
Mississauga	33	38	65	6	0	0	98	44
Halton Region	96	133	342	64	0	0	438	197
Burlington	5	7	1	0	0	0	6	7
Halton Hills	5	81	0	0	0	0	5	81
Milton	31	6	51	64	0	0	82	70
Oakville	55	39	290	0	0	0	345	39
Durham Region	177	240	16	14	0	2	193	256
Ajax	19	26	0	6	0	0	19	32
Brock	0	1	0	0	0	0	0	1
Clarington	57	50	10	0	0	0	67	50
Oshawa	54	122	0	0	0	2	54	124
Pickering	18	28	0	0	0	0	18	28
Scugog	2	3	0	0	0	0	2	3
Uxbridge	5	1	0	0	0	0	5	1
Whitby	22	9	6	8	0	0	28	17
Remainder of Toronto CMA	269	86	0	4	0	0	269	90
Bradford West Gwillimbury	104	20	0	0	0	0	104	20
Town of Mono	2	1	0	0	0	0	2	1
New Tecumseth	163	64	0	4	0	0	163	68
Orangeville	0	1	0	0	0	0	0	1
Toronto CMA	1,195	909	1,476	2,773	2	0	2,673	3,682
Oshawa CMA	133	181	16	8	0	2	149	191
Greater Toronto Area (GTA)	1,066	1,015	1,493	2,777	2	2	2,561	3,794

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - December 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	1,505	1,368	13,428	28,017	1,090	1,364	16,027	30,749
Toronto	193	317	8,906	18,194	952	625	10,051	19,136
East York	87	89	0	0	2	2	89	91
Etobicoke	261	177	1,836	3,638	0	0	2,097	3,815
North York	637	543	2,097	5,601	114	95	2,848	6,239
Scarborough	282	154	566	584	22	184	874	922
York	45	88	23	0	0	458	68	546
York Region	4,018	4,310	3,018	3,541	702	32	7,738	7,883
Aurora	678	429	112	0	0	0	790	429
East Gwillimbury	189	88	0	0	0	0	189	88
Georgina Township	349	215	0	0	0	0	349	215
King Township	313	266	21	24	0	0	334	290
Markham	365	1,264	820	1,747	460	4	1,645	3,015
Newmarket	362	69	13	39	16	0	391	108
Richmond Hill	458	809	874	491	202	28	1,534	1,328
Vaughan	1,084	939	1,014	1,185	24	0	2,122	2,124
Whitchurch-Stouffville	220	231	164	55	0	0	384	286
Peel Region	4,428	2,926	813	1,281	593	0	5,834	4,207
Brampton	3,472	2,250	457	135	513	0	4,442	2,385
Caledon	655	396	0	0	0	0	655	396
Mississauga	301	280	356	1,146	80	0	737	1,426
Halton Region	1,890	1,573	1,364	543	155	115	3,409	2,231
Burlington	69	153	47	130	155	115	271	398
Halton Hills	291	172	0	0	0	0	291	172
Milton	714	611	342	64	0	0	1,056	675
Oakville	816	637	975	349	0	0	1,791	986
Durham Region	1,935	2,050	234	178	236	81	2,405	2,309
Ajax	194	464	24	126	0	0	218	590
Brock	12	7	0	0	0	0	12	7
Clarington	548	453	100	0	0	0	648	453
Oshawa	692	622	0	0	236	81	928	703
Pickering	183	271	0	0	0	0	183	271
Scugog	23	19	0	0	0	0	23	19
Uxbridge	66	60	0	0	0	0	66	60
Whitby	217	154	110	52	0	0	327	206
Remainder of Toronto CMA	1,325	771	83	20	1	0	1,409	791
Bradford West Gwillimbury	574	244	0	0	0	0	574	244
Town of Mono	117	69	0	3	1	0	118	72
New Tecumseth	568	371	78	17	0	0	646	388
Orangeville	66	87	5	0	0	0	71	87
Toronto CMA	13,540	11,590	18,683	33,398	2,386	1,396	34,613	46,384
Oshawa CMA	1,457	1,229	210	52	236	81	1,903	1,362
Greater Toronto Area (GTA)	13,776	12,227	18,857	33,560	2,776	1,592	35,413	47,379

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
December 2016	2	1.3	0	0.0	0	0.0	9	6.0	138	92.6	149	2,100,000	2,099,941
December 2015	0	0.0	1	1.1	2	2.1	8	8.4	84	88.4	95	2,200,000	2,041,324
Year-to-date 2016	5	0.5	1	0.1	34	3.4	106	10.6	852	85.4	998	2,000,000	1,976,205
Year-to-date 2015	3	0.4	12	1.4	32	3.8	83	9.9	711	84.5	841	2,000,000	2,032,261
Toronto													
December 2016	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	-	-
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	9	13.4	58	86.6	67	-	-
Year-to-date 2015	0	0.0	0	0.0	1	1.1	17	19.5	69	79.3	87	-	-
East York													
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
December 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	2	10.5	2	10.5	15	78.9	19	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	6	40.0	9	60.0	15	-	-
Etobicoke													
December 2016	1	3.1	0	0.0	0	0.0	4	12.5	27	84.4	32	-	1,560,000
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	-	-
Year-to-date 2016	1	0.4	1	0.4	0	0.0	10	4.3	222	94.9	234	-	1,614,161
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	0.6	168	99.4	169	-	1,287,500
North York													
December 2016	1	1.1	0	0.0	0	0.0	1	1.1	89	97.8	91	-	2,291,220
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	49	100.0	49	-	2,502,222
Year-to-date 2016	1	0.2	0	0.0	1	0.2	17	3.3	493	96.3	512	950,000	2,091,570
Year-to-date 2015	1	0.2	0	0.0	0	0.0	0	0.0	416	99.8	417	-	2,375,978
Scarborough													
December 2016	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	-	-
December 2015	0	0.0	1	7.7	1	7.7	5	38.5	6	46.2	13	-	-
Year-to-date 2016	3	2.3	0	0.0	31	23.7	52	39.7	45	34.4	131	-	-
Year-to-date 2015	2	1.6	11	8.8	22	17.6	52	41.6	38	30.4	125	-	749,667
York													
December 2016	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
December 2015	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	16	45.7	19	54.3	35	-	-
Year-to-date 2015	0	0.0	1	3.6	9	32.1	7	25.0	11	39.3	28	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
December 2016	4	1.5	31	11.4	34	12.5	44	16.2	158	58.3	271	1,145,000	1,247,607
December 2015	20	6.9	33	11.5	54	18.8	77	26.7	104	36.1	288	900,000	1,001,368
Year-to-date 2016	167	5.7	478	16.3	475	16.2	556	19.0	1,255	42.8	2,931	910,000	1,058,989
Year-to-date 2015	169	6.3	345	12.9	578	21.6	678	25.3	908	33.9	2,678	895,000	988,638
Aurora													
December 2016	0	0.0	2	5.1	0	0.0	17	43.6	20	51.3	39	1,100,000	1,267,479
December 2015	0	0.0	1	1.9	24	45.3	20	37.7	8	15.1	53	840,000	927,295
Year-to-date 2016	0	0.0	2	0.4	62	12.9	196	40.7	221	45.9	481	960,000	1,055,236
Year-to-date 2015	0	0.0	8	2.1	176	47.1	93	24.9	97	25.9	374	815,000	957,216
East Gwillimbury													
December 2016	2	14.3	10	71.4	2	14.3	0	0.0	0	0.0	14	642,500	610,991
December 2015	8	66.7	4	33.3	0	0.0	0	0.0	0	0.0	12	480,000	505,073
Year-to-date 2016	57	30.2	87	46.0	42	22.2	2	1.1	1	0.5	189	610,000	588,968
Year-to-date 2015	35	40.7	38	44.2	12	14.0	0	0.0	1	1.2	86	550,000	561,876
Georgina Township													
December 2016	2	13.3	10	66.7	3	20.0	0	0.0	0	0.0	15	575,000	563,724
December 2015	7	58.3	4	33.3	1	8.3	0	0.0	0	0.0	12	-	470,073
Year-to-date 2016	83	24.9	227	68.2	17	5.1	3	0.9	3	0.9	333	550,000	551,160
Year-to-date 2015	123	70.7	32	18.4	10	5.7	2	1.1	7	4.0	174	425,000	489,756
King Township													
December 2016	0	0.0	0	0.0	0	0.0	5	12.5	35	87.5	40	1,280,000	1,398,977
December 2015	0	0.0	0	0.0	1	3.6	13	46.4	14	50.0	28	1,015,000	1,458,173
Year-to-date 2016	0	0.0	0	0.0	2	0.7	54	18.4	238	81.0	294	1,270,000	1,365,510
Year-to-date 2015	0	0.0	0	0.0	4	1.7	89	36.9	148	61.4	241	1,132,500	1,233,071
Markham													
December 2016	0	0.0	0	0.0	0	0.0	3	30.0	7	70.0	10	1,180,000	1,494,579
December 2015	0	0.0	4	23.5	2	11.8	0	0.0	11	64.7	17	1,260,000	1,096,344
Year-to-date 2016	22	11.5	30	15.6	43	22.4	38	19.8	59	30.7	192	800,000	949,811
Year-to-date 2015	1	0.2	85	14.9	181	31.8	182	31.9	121	21.2	570	852,500	921,919
Newmarket													
December 2016	0	0.0	1	7.1	8	57.1	3	21.4	2	14.3	14	775,000	807,464
December 2015	2	18.2	3	27.3	1	9.1	5	45.5	0	0.0	11	800,000	714,869
Year-to-date 2016	1	0.3	77	25.7	123	41.0	70	23.3	29	9.7	300	770,000	767,821
Year-to-date 2015	3	6.1	9	18.4	25	51.0	12	24.5	0	0.0	49	655,000	708,386
Richmond Hill													
December 2016	0	0.0	0	0.0	7	33.3	0	0.0	14	66.7	21	1,855,000	1,711,195
December 2015	0	0.0	1	11.1	2	22.2	3	33.3	3	33.3	9	-	1,291,833
Year-to-date 2016	0	0.0	0	0.0	56	23.5	35	14.7	147	61.8	238	1,400,000	1,678,290
Year-to-date 2015	1	0.4	20	7.4	56	20.6	66	24.3	129	47.4	272	960,000	1,239,831
Vaughan													
December 2016	0	0.0	0	0.0	11	10.3	16	15.0	80	74.8	107	1,235,000	1,365,998
December 2015	0	0.0	15	10.9	22	16.1	35	25.5	65	47.4	137	990,000	1,032,437
Year-to-date 2016	1	0.1	28	3.4	97	11.8	154	18.7	545	66.1	825	1,165,000	1,197,748
Year-to-date 2015	1	0.1	72	9.5	72	9.5	231	30.6	379	50.2	755	1,010,000	1,101,271
Whitchurch-Stouffville													
December 2016	0	0.0	8	72.7	3	27.3	0	0.0	0	0.0	11	650,000	668,535
December 2015	3	33.3	1	11.1	1	11.1	1	11.1	3	33.3	9	-	793,888
Year-to-date 2016	3	3.8	27	34.2	33	41.8	4	5.1	12	15.2	79	735,000	770,867
Year-to-date 2015	5	3.2	81	51.6	42	26.8	3	1.9	26	16.6	157	600,000	775,398

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
December 2016	31	15.0	73	35.4	86	41.7	7	3.4	9	4.4	206	640,000	671,361
December 2015	0	0.0	0	0.0	0	0.0	10	55.6	8	44.4	18	875,000	1,135,533
Year-to-date 2016	259	9.3	826	29.7	1,054	37.9	374	13.5	266	9.6	2,779	680,000	745,457
Year-to-date 2015	336	18.3	722	39.4	468	25.5	149	8.1	159	8.7	1,834	620,000	686,461
Brampton													
December 2016	31	18.9	73	44.5	52	31.7	6	3.7	2	1.2	164	610,000	604,522
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	255	12.1	805	38.0	602	28.4	328	15.5	126	6.0	2,116	650,000	691,478
Year-to-date 2015	335	22.9	650	44.5	341	23.4	95	6.5	39	2.7	1,460	590,000	615,926
Caledon													
December 2016	0	0.0	0	0.0	34	100.0	0	0.0	0	0.0	34	685,000	687,373
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	4	0.8	21	4.2	452	89.9	10	2.0	16	3.2	503	685,000	710,967
Year-to-date 2015	1	0.5	72	33.8	125	58.7	10	4.7	5	2.3	213	680,000	676,480
Mississauga													
December 2016	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	-	1,973,500
December 2015	0	0.0	0	0.0	0	0.0	10	55.6	8	44.4	18	875,000	1,135,533
Year-to-date 2016	0	0.0	0	0.0	0	0.0	36	22.5	124	77.5	160	1,450,000	1,567,543
Year-to-date 2015	0	0.0	0	0.0	2	1.2	44	27.3	115	71.4	161	1,250,000	1,339,300
Halton Region													
December 2016	0	0.0	4	6.8	6	10.2	12	20.3	37	62.7	59	1,035,000	1,122,000
December 2015	3	2.4	5	3.9	51	40.2	36	28.3	32	25.2	127	830,000	1,072,479
Year-to-date 2016	3	0.2	291	22.8	332	26.0	326	25.5	327	25.6	1,279	800,000	976,877
Year-to-date 2015	48	4.7	345	33.7	148	14.4	180	17.6	304	29.7	1,025	760,000	1,004,004
Burlington													
December 2016	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	-	-
December 2015	0	0.0	0	0.0	1	16.7	0	0.0	5	83.3	6	-	2,325,000
Year-to-date 2016	0	0.0	6	9.5	2	3.2	13	20.6	42	66.7	63	-	1,540,483
Year-to-date 2015	0	0.0	18	16.2	26	23.4	17	15.3	50	45.0	111	640,000	1,305,068
Halton Hills													
December 2016	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	-	-
December 2015	1	1.2	2	2.5	49	60.5	29	35.8	0	0.0	81	780,000	784,766
Year-to-date 2016	0	0.0	16	7.1	95	42.0	99	43.8	16	7.1	226	800,000	884,921
Year-to-date 2015	1	0.6	11	6.7	82	49.7	60	36.4	11	6.7	165	790,000	825,682
Milton													
December 2016	0	0.0	4	26.7	6	40.0	0	0.0	5	33.3	15	730,000	939,333
December 2015	2	33.3	3	50.0	0	0.0	1	16.7	0	0.0	6	-	-
Year-to-date 2016	1	0.2	267	56.0	170	35.6	26	5.5	13	2.7	477	645,000	685,003
Year-to-date 2015	43	11.3	315	82.5	5	1.3	9	2.4	10	2.6	382	520,000	576,325
Oakville													
December 2016	0	0.0	0	0.0	0	0.0	6	18.2	27	81.8	33	1,075,000	1,205,030
December 2015	0	0.0	0	0.0	1	2.9	6	17.6	27	79.4	34	1,262,500	1,536,879
Year-to-date 2016	2	0.4	2	0.4	65	12.7	188	36.6	256	49.9	513	985,000	1,261,359
Year-to-date 2015	4	1.1	1	0.3	35	9.5	94	25.6	233	63.5	367	1,130,000	1,470,359

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
December 2016	42	30.0	61	43.6	25	17.9	8	5.7	4	2.9	140	567,500	570,866
December 2015	95	53.1	64	35.8	12	6.7	6	3.4	2	1.1	179	470,000	515,406
Year-to-date 2016	557	37.0	619	41.1	226	15.0	81	5.4	23	1.5	1,506	530,000	548,268
Year-to-date 2015	784	46.9	608	36.4	208	12.4	63	3.8	9	0.5	1,672	500,000	525,081
Ajax													
December 2016	0	0.0	4	26.7	11	73.3	0	0.0	0	0.0	15	665,000	655,190
December 2015	21	80.8	4	15.4	1	3.8	0	0.0	0	0.0	26	425,000	419,192
Year-to-date 2016	4	2.6	73	48.3	74	49.0	0	0.0	0	0.0	151	647,500	633,762
Year-to-date 2015	149	34.8	140	32.7	131	30.6	8	1.9	0	0.0	428	580,000	566,083
Brock													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
December 2016	28	49.1	22	38.6	2	3.5	4	7.0	1	1.8	57	505,000	544,105
December 2015	22	48.9	18	40.0	4	8.9	1	2.2	0	0.0	45	-	512,373
Year-to-date 2016	195	43.5	222	49.6	13	2.9	15	3.3	3	0.7	448	505,000	517,743
Year-to-date 2015	295	71.1	95	22.9	20	4.8	5	1.2	0	0.0	415	405,000	449,441
Oshawa													
December 2016	13	32.5	23	57.5	4	10.0	0	0.0	0	0.0	40	-	543,350
December 2015	37	51.4	30	41.7	5	6.9	0	0.0	0	0.0	72	497,500	501,703
Year-to-date 2016	271	50.0	236	43.5	31	5.7	3	0.6	1	0.2	542	495,000	508,941
Year-to-date 2015	254	51.1	227	45.7	15	3.0	1	0.2	0	0.0	497	500,000	496,847
Pickering													
December 2016	1	5.6	9	50.0	6	33.3	2	11.1	0	0.0	18	625,000	646,483
December 2015	13	50.0	10	38.5	2	7.7	1	3.8	0	0.0	26	465,000	517,458
Year-to-date 2016	19	12.7	39	26.0	59	39.3	32	21.3	1	0.7	150	650,000	689,383
Year-to-date 2015	28	21.5	61	46.9	14	10.8	25	19.2	2	1.5	130	555,000	624,742
Scugog													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
December 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
December 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	26	55.3	13	27.7	5	10.6	3	6.4	0	0.0	47	390,000	477,943
Year-to-date 2015	20	43.5	15	32.6	7	15.2	4	8.7	0	0.0	46	650,000	603,441
Whitby													
December 2016	0	0.0	3	33.3	1	11.1	2	22.2	3	33.3	9	-	-
December 2015	1	11.1	2	22.2	0	0.0	4	44.4	2	22.2	9	-	912,220
Year-to-date 2016	42	25.0	36	21.4	44	26.2	28	16.7	18	10.7	168	557,500	604,549
Year-to-date 2015	38	24.4	70	44.9	21	13.5	20	12.8	7	4.5	156	550,000	628,242

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
December 2016	46	24.7	135	72.6	4	2.2	1	0.5	0	0.0	186	550,000	534,310
December 2015	32	41.0	44	56.4	2	2.6	0	0.0	0	0.0	78	515,000	505,227
Year-to-date 2016	284	27.1	661	63.0	84	8.0	18	1.7	2	0.2	1,049	550,000	545,460
Year-to-date 2015	413	59.5	227	32.7	45	6.5	4	0.6	5	0.7	694	470,000	485,711
Bradford West Gwillimbury													
December 2016	22	34.9	39	61.9	2	3.2	0	0.0	0	0.0	63	555,000	539,544
December 2015	6	30.0	12	60.0	2	10.0	0	0.0	0	0.0	20	555,000	544,790
Year-to-date 2016	88	19.1	359	78.0	12	2.6	1	0.2	0	0.0	460	570,000	566,491
Year-to-date 2015	126	53.2	93	39.2	12	5.1	1	0.4	5	2.1	237	492,500	530,392
Town of Mono													
December 2016	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
December 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	13	10.9	41	34.5	50	42.0	14	11.8	1	0.8	119	-	648,495
Year-to-date 2015	7	10.0	38	54.3	24	34.3	1	1.4	0	0.0	70	-	636,412
New Tecumseth													
December 2016	24	19.8	96	79.3	0	0.0	1	0.8	0	0.0	121	540,000	531,585
December 2015	24	42.9	32	57.1	0	0.0	0	0.0	0	0.0	56	510,000	491,097
Year-to-date 2016	179	40.1	248	55.6	16	3.6	2	0.4	1	0.2	446	510,000	505,288
Year-to-date 2015	234	70.9	88	26.7	6	1.8	2	0.6	0	0.0	330	445,000	453,616
Orangeville													
December 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	4	16.7	13	54.2	6	25.0	1	4.2	0	0.0	24	-	-
Year-to-date 2015	46	80.7	8	14.0	3	5.3	0	0.0	0	0.0	57	510,000	439,712
Toronto CMA													
December 2016	84	9.3	256	28.5	148	16.5	72	8.0	339	37.7	899	720,000	1,085,255
December 2015	90	13.8	97	14.9	111	17.0	132	20.2	223	34.2	653	850,000	1,050,354
Year-to-date 2016	767	8.2	2,376	25.5	2,115	22.7	1,402	15.0	2,661	28.5	9,321	750,000	975,947
Year-to-date 2015	1,166	15.4	1,849	24.4	1,397	18.5	1,114	14.7	2,039	27.0	7,565	725,000	951,413
Oshawa CMA													
December 2016	41	38.7	48	45.3	7	6.6	6	5.7	4	3.8	106	535,000	568,726
December 2015	60	47.6	50	39.7	9	7.1	5	4.0	2	1.6	126	515,000	534,836
Year-to-date 2016	508	43.9	494	42.7	88	7.6	46	4.0	22	1.9	1,158	520,000	541,093
Year-to-date 2015	587	55.0	392	36.7	56	5.2	26	2.4	7	0.7	1,068	485,000	498,461
Greater Toronto Area													
December 2016	79	9.6	169	20.5	151	18.3	80	9.7	346	41.9	825	895,000	1,140,997
December 2015	118	16.7	103	14.6	119	16.8	137	19.4	230	32.5	707	857,500	1,034,674
Year-to-date 2016	991	10.4	2,215	23.3	2,121	22.3	1,443	15.2	2,723	28.7	9,493	755,000	975,807
Year-to-date 2015	1,340	16.6	2,032	25.2	1,434	17.8	1,153	14.3	2,091	26.0	8,050	715,000	937,495

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2016						
Submarket	Dec 2016	Dec 2015	% Change	YTD 2016	YTD 2015	% Change
Toronto City	2,099,941	2,041,324	2.9	1,976,205	2,032,261	-2.8
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	1,560,000	-	n/a	1,614,161	1,287,500	25.4
North York	2,291,220	2,502,222	-8.4	2,091,570	2,375,978	-12.0
Scarborough	-	-	n/a	-	749,667	n/a
York	-	-	n/a	-	-	n/a
York Region	1,247,607	1,001,368	24.6	1,058,989	988,638	7.1
Aurora	1,267,479	927,295	36.7	1,055,236	957,216	10.2
East Gwillimbury	610,991	505,073	21.0	588,968	561,876	4.8
Georgina Township	563,724	470,073	19.9	551,160	489,756	12.5
King Township	1,398,977	1,458,173	-4.1	1,365,510	1,233,071	10.7
Markham	1,494,579	1,096,344	36.3	949,811	921,919	3.0
Newmarket	807,464	714,869	13.0	767,821	708,386	8.4
Richmond Hill	1,711,195	1,291,833	32.5	1,678,290	1,239,831	35.4
Vaughan	1,365,998	1,032,437	32.3	1,197,748	1,101,271	8.8
Whitchurch-Stouffville	668,535	793,888	-15.8	770,867	775,398	-0.6
Peel Region	671,361	1,135,533	-40.9	745,457	686,461	8.6
Brampton	604,522	-	n/a	691,478	615,926	12.3
Caledon	687,373	-	n/a	710,967	676,480	5.1
Mississauga	1,973,500	1,135,533	73.8	1,567,543	1,339,300	17.0
Halton Region	1,122,000	1,072,479	4.6	976,877	1,004,004	-2.7
Burlington	-	2,325,000	n/a	1,540,483	1,305,068	18.0
Halton Hills	-	784,766	n/a	884,921	825,682	7.2
Milton	939,333	-	n/a	685,003	576,325	18.9
Oakville	1,205,030	1,536,879	-21.6	1,261,359	1,470,359	-14.2
Durham Region	570,866	515,406	10.8	548,268	525,081	4.4
Ajax	655,190	419,192	56.3	633,762	566,083	12.0
Brock	-	-	n/a	-	-	n/a
Clarington	544,105	512,373	6.2	517,743	449,441	15.2
Oshawa	543,350	501,703	8.3	508,941	496,847	2.4
Pickering	646,483	517,458	24.9	689,383	624,742	10.3
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	477,943	603,441	-20.8
Whitby	-	912,220	n/a	604,549	628,242	-3.8
Remainder of Toronto CMA	534,310	505,227	5.8	545,460	485,711	12.3
Bradford West Gwillimbury	539,544	544,790	-1.0	566,491	530,392	6.8
Town of Mono	-	-	n/a	648,495	636,412	1.9
New Tecumseth	531,585	491,097	8.2	505,288	453,616	11.4
Orangeville	-	-	n/a	-	439,712	n/a
Toronto CMA	1,085,255	1,050,354	3.3	975,947	951,413	2.6
Oshawa CMA	568,726	534,836	6.3	541,093	498,461	8.6
Greater Toronto Area (GTA)	1,140,997	1,034,674	10.3	975,807	937,495	4.1

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

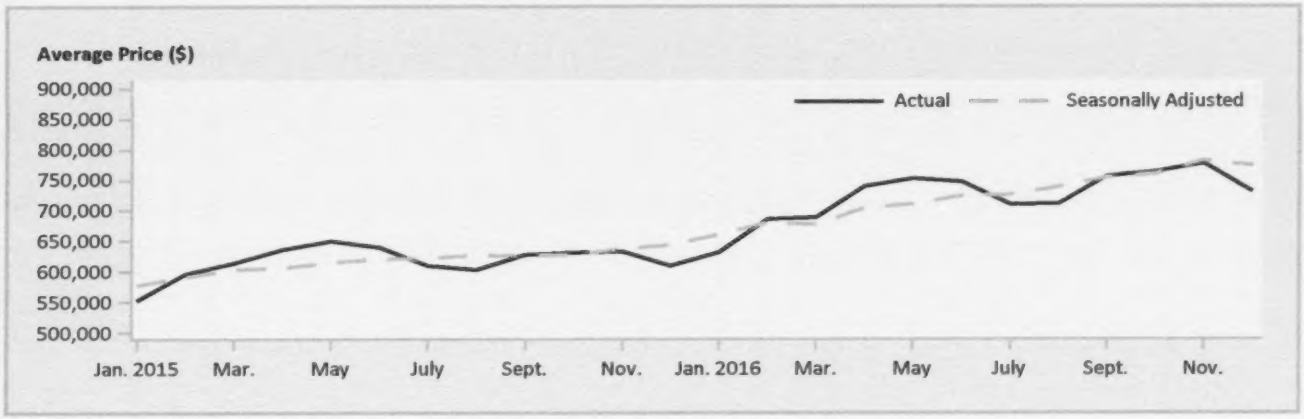


Figure 5.2a: MLS® Residential Sales for Toronto

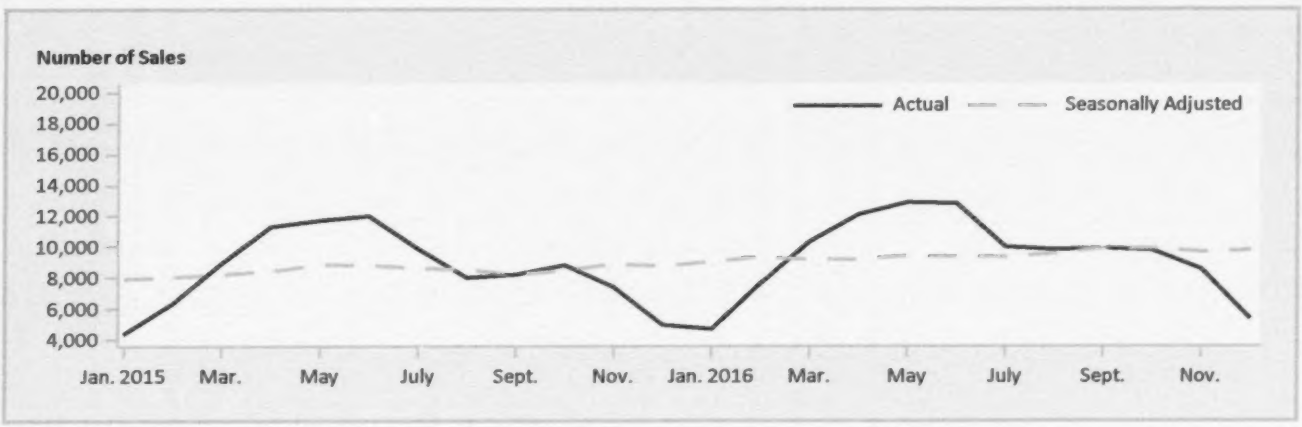
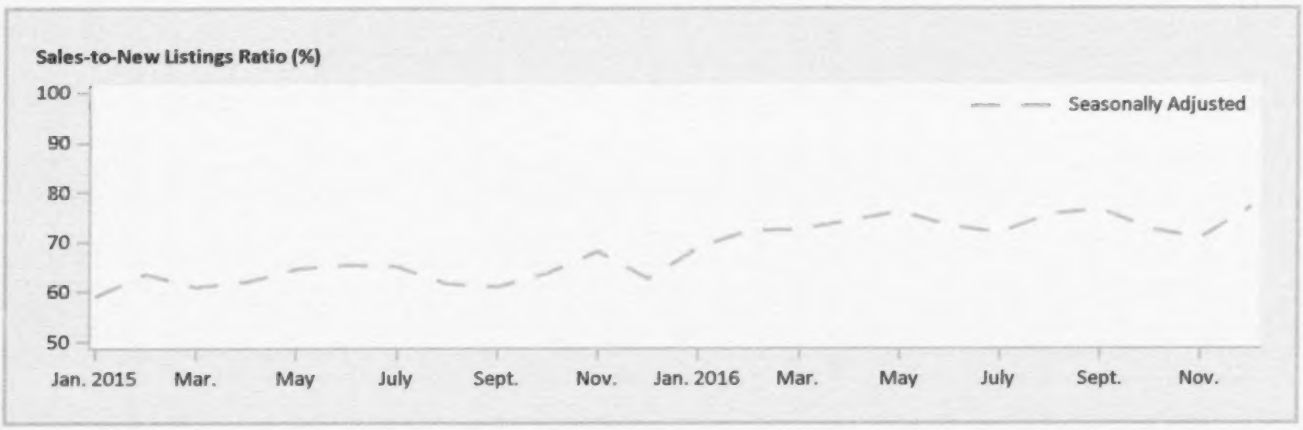


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

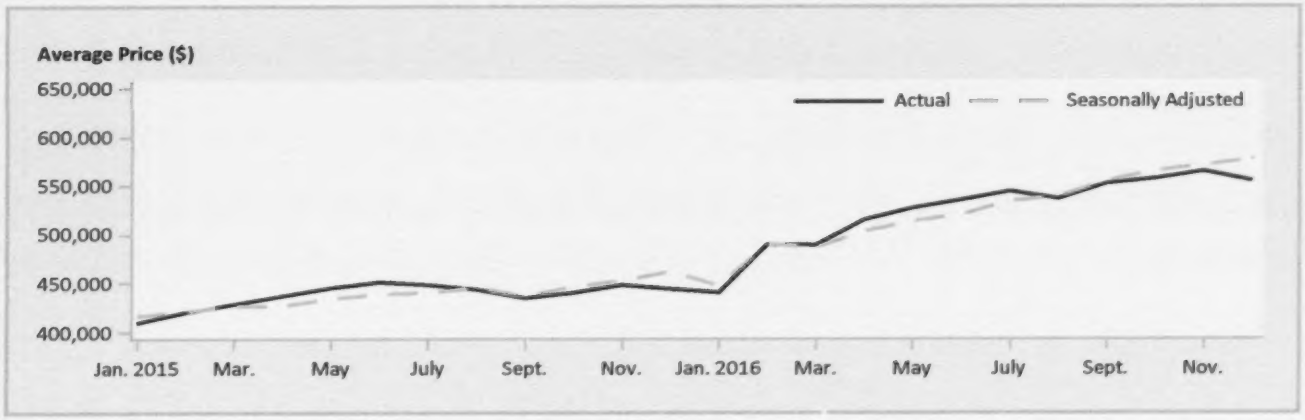


Figure 5.2b: MLS® Residential Sales for Durham Region

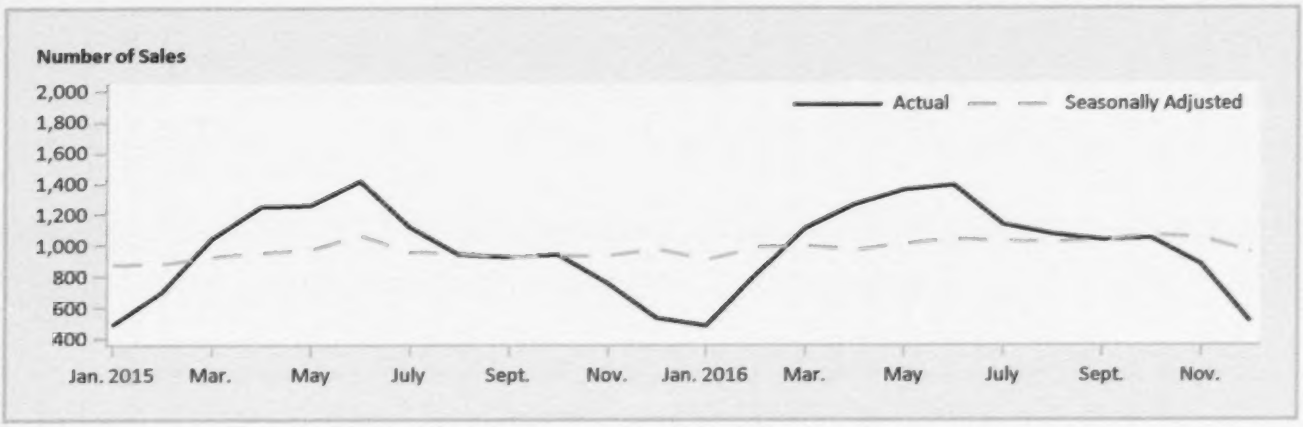
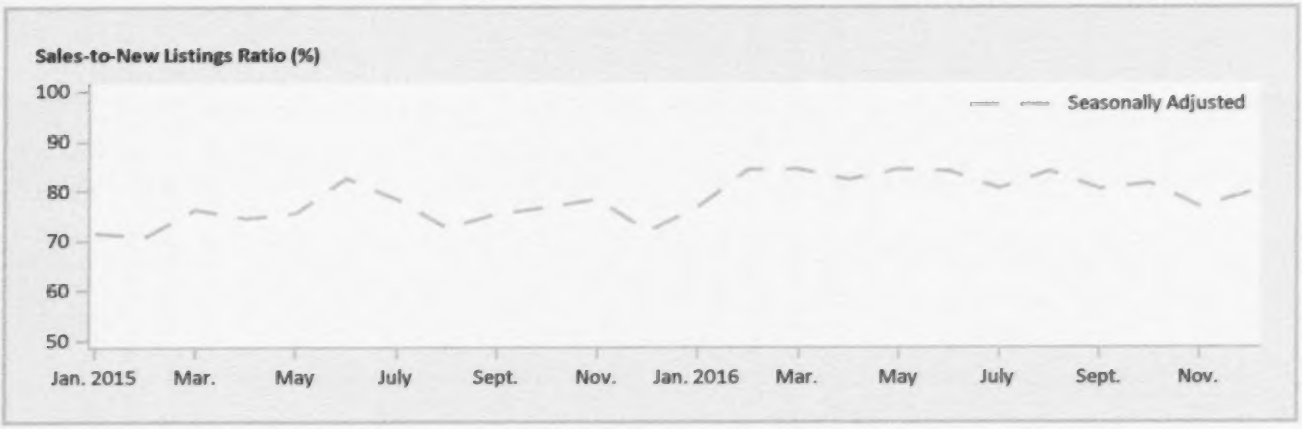


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA
December 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	3,076	7.6	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,084	7.4	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,105	7.2	66.0	942
	April	561	2.89	4.64	124.5	127.7	3,122	7.2	66.2	944
	May	561	2.89	4.64	125.1	128.5	3,146	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,170	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,198	6.6	67.2	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.8	67.5	982
	September	561	2.89	4.64	127.3	129.0	3,217	6.9	67.5	989
	October	561	2.89	4.64	127.9	129.0	3,214	7.1	67.5	989
	November	561	3.14	4.64	128.2	129.1	3,210	7.0	67.3	991
	December	561	3.14	4.64	128.4	128.7	3,219	7.0	67.3	990
2016	January	561	3.14	4.64	128.7	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	129.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	129.7	130.3	3,212	7.3	67.2	993
	April	561	3.14	4.64	130.6	130.7	3,210	7.5	67.1	996
	May	561	3.14	4.64	133.1	131.2	3,222	7.3	67.2	991
	June	561	3.14	4.64	133.7	131.5	3,238	6.7	67.0	985
	July	567	3.14	4.74	135.1	131.4	3,235	6.4	66.6	985
	August	567	3.14	4.74	136.0	131.1	3,222	6.5	66.3	989
	September	561	3.14	4.64	136.4	131.7	3,211	7.1	66.3	988
	October	561	3.14	4.64	138.2	132.0	3,205	7.1	66.1	982
	November	561	3.14	4.64	138.7	131.7	3,209	6.9	66.0	976
	December	561	3.14	4.64		131.5	3,209	6.8	65.8	972

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
December 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	205.6	6.9	69.3	960
	February	567	2.89	4.74	123.7	127.2	203.5	7.1	68.6	979
	March	567	2.89	4.74	124.2	127.9	200.7	7.4	67.8	1,007
	April	561	2.89	4.64	124.5	127.7	198.0	7.6	67.0	1,027
	May	561	2.89	4.64	125.1	128.5	196.7	7.7	66.5	1,025
	June	561	2.89	4.64	125.9	128.8	194.6	7.7	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.4	7.8	63.9	989
	August	561	2.89	4.64	127.1	128.7	186.4	8.0	63.0	973
	September	561	2.89	4.64	127.3	129.0	185.5	8.3	62.8	984
	October	561	2.89	4.64	127.9	129.0	190.7	8.1	64.3	989
	November	561	3.14	4.64	128.2	129.1	195.9	7.8	65.8	1,001
	December	561	3.14	4.64	128.4	128.7	202.9	6.9	67.4	1,001
2016	January	561	3.14	4.64	128.7	129.0	207.9	6.4	68.6	996
	February	561	3.14	4.64	129.2	129.4	209.9	6.1	68.9	990
	March	561	3.14	4.64	129.7	130.3	210.9	6.1	69.1	980
	April	561	3.14	4.64	130.6	130.7	211.7	6.0	69.2	970
	May	561	3.14	4.64	133.1	131.2	213.3	5.6	69.3	963
	June	561	3.14	4.64	133.7	131.5	212.5	6.4	69.6	964
	July	567	3.14	4.74	135.1	131.4	212.5	6.4	69.5	962
	August	567	3.14	4.74	136.0	131.1	213.4	6.9	70.1	963
	September	561	3.14	4.64	136.4	131.7	215.2	6.3	70.0	971
	October	561	3.14	4.64	138.2	132.0	215.6	6.0	69.8	980
	November	561	3.14	4.64	138.7	131.7	216.1	5.3	69.4	991
	December	561	3.14	4.64		131.5	216.6	5.2	69.4	998

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for almost 70 years.

CMHC helps Canadians meet their housing needs. As Canada's authority on housing, we contribute to the stability of the housing market and financial system, provide support for Canadians in housing need, and offer objective housing research and information to Canadian governments, consumers and the housing industry. Prudent risk management, strong corporate governance and transparency are cornerstones of our operations.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, LinkedIn, Facebook and YouTube.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/en/hoficlincl/homain

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to printed editions of MAC publications, call 1-800-668-2642.

©2017 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

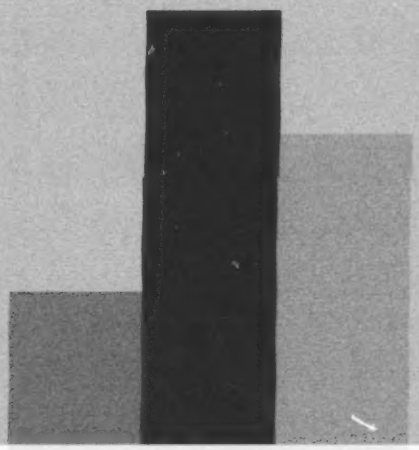
Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please complete the CMHC Copyright request form and email it to CMHC's Canadian Housing Information Centre at chic@cmhc.ca. For permission, please provide CHIC with the following information: Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

Local, regional and national analysis and data pertaining to current market conditions and future-oriented trends.

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Assessment
- Housing Market Insight
- Housing Now Tables
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Regional and Northern
- Housing Market Outlook, Canada and Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Preliminary Housing Starts Data
- Rental Market Reports, Canada and Provincial Highlights
- Rental Market Reports, Major Centres
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

FREE DATA TABLES AVAILABLE ON-LINE

- Housing Construction Activity by Municipality
- Comprehensive Rental Market Survey Tables
- Comprehensive New Home Construction Tables

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre provides a wealth of local, regional, and national data, information, and analysis through its suite of reports, data tables, and interactive tools.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

HOUSING MARKET INFORMATION PORTAL!

The housing data you want, the way you want it.

- Information in one central location
- Quick and easy access
- Neighbourhood level data

cmhc.ca/hmiportal

Housing Observer Online

Featuring quick reads and videos on...

- Analysis and data
- Timely insights
- Updates to housing conditions and trends *& much more!*

All links can be shared in social media friendly formats!

Subscribe today to stay in the know!

www.cmhc.ca/observer

64163_2017_M01